

6th December 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the **BAT AND BALL CENTRE** on **Monday 12th December 2022**.

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/6BWLjm6zvbo> 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 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.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning 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

Cllr Ancrum
Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Vice Chairman**
Cllr Dr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter

Cllr Hogarth
Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry – Mayor
Cllr Parry
Cllr Piper
Cllr Raikes – **Chairman**
Cllr Shea

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.

At 7:30pm the meeting will be adjourned to allow for a presentation from Sevenoaks District Council Officers on the District Council's proposals for its Emerging 2040 Local Plan. This will be followed by a Q & A session with the Town Councillors.

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 9-26)

To receive and agree the Minutes from the Planning Committee Meeting held on 28th November 2022.

5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19th January 2022. These are to be held at the Town Council Chambers and live streamed on Youtube.

b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.

c) To note that all arrangements are subject to review.

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

6 APPEALS (27-39)

To receive notice that the following appeal was allowed and planning permission granted by the Planning Inspectorate on 2nd December 2022.

- **APP/G2245/W/22/3301377**: 20/03293/FUL – Pinehurst Nursing Home

7 DEVELOPMENT CONTROL COMMITTEE (41-42)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 15th December 2022. This was previously allocated to Cllr Clayton.

- **22/02608/MMA – Site of 60 Bethel Road**

INFORMATIVE:

On 17th October 2022, and then subsequently on an amended version on 28th November 2022, Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed increased ridge height - irrespective of whether this is required to facilitate internal head heights and to ensure the front and rear elevations correspond/align - removes the decreasing roof height along Bethel Road. This is considered to diminish the quality of the approved scheme and will impact the character of the area. It is noted that the development has been substantially built, however this is not a material consideration, and harm to the character of the street scene and conservation area is not outweighed by the construction works already commencing.
- Because of the width and mass of the building, adding dormers to the roof will be dominating to neighbours, and those proposed are at ridge height, which goes against the design principles of the Conservation Area
- Development would partially block protected views across the Conservation Area, and the increased height of the building is even more damaging to windows in neighbour's habitable rooms.
- The increased height of the building would increase overlooking and loss of amenity to neighbours.

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=RIKHOLBKMTX00>

c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.

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

8 DEVELOPMENT CONTROL COMMITTEE (Page 43-44)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 15th December 2022. This was previously allocated to Cllr Clayton.

- **22/02482/FUL – Lyndhurst Cottage, Holly Bush Lane**

INFORMATIVE:

On 17th October 2022, Sevenoaks Town Council recommended refusal on the following grounds:

- The creation of long windowless two storey walls facing both north and south to The Coach House and to 7a will have a dominating effect on both neighbours, which will be particularly severe in terms of shading no 7a where the wall is very close to the boundary extending most of the way down the rear garden
- The Juliet window in the front wall would overlook the side garden and main garden doors of no 7a - which is why the equivalent windows on the existing house are conditioned to be obscure glazed and fixed shut
- Juliet windows in the extension towards the Coach House allow some overlooking of its open air swimming pool area at the bottom of the garden
- The much larger, and higher, garage and wine store walls will block light and outlook from the side window of the Coach House living room, and the garage itself will become much more prominent in the street scene
- The loss of several large trees from the area of the extended garage/wine store, and the paved areas shown between the garage/wine store and the house will in itself harm the conservation area, and will make the bulk of the much larger house more prominent in the street scene. The fact that it does not meet the material and architectural standards of the Conservation Area Management Plan (clay tiled roofs, brick walls, wooden features etc). The CAMP is clear that "Proposals which fail to respect the local contextual framework or the scale, height, proportion and materials of the local area will not normally be permitted."
- The attempt to produce a 50% larger cubic house, which is 20 metres deep front to back, with a substantial cubic eight metre deep garage in front of it, without first floor windows in either side, would produce an oppressive block dominating neighbour's gardens, especially no 7a and fail to respect the landscape in which they stand as required by the CAMP. It would also damage the setting of 7a and The Coach House, both locally listed buildings.

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

Added Informative:

Sevenoaks Town Council noted the Planning Inspector's comments that the proposals were acceptable for the conservation area due to the 'verdant' site being well wooded, however pointed out that the proposals would remove a significant amount of trees that would have otherwise shielded the development and protected the conservation area.

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=RHWEXTBKMHG00>

c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.

9 DEVELOPMENT CONTROL COMMITTEE (Page 45-46)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 15th December 2022. This was previously allocated to Cllr Busvine whose recommendation was made via the Chair with his apologies.

- **22/02677/FUL – Specialist Lift Services, The Quadrant, 5 Victoria Road**

INFORMATIVE:

On 17th October 2022, Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied as to the materials being used and that any overlooking or privacy issues have been adequately addressed.

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=RIVLOUBKN0V00>

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

10 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) To receive reminder that Sevenoaks District Council has launched its Regulation 18 public consultation on what its draft Local Plan ought to contain. This will run until 11th January 2023.

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

b) To note that the consultation document is available via the following link, and hard-copies are available to purchase for £10 from the Sevenoaks District Council Offices:

https://engagement.sevenoaks.gov.uk/strategic-planning/plan2040/user_uploads/plan-2040_web.pdf

c) To note that this item will be on a later Planning Committee Agenda once the Working Party comprised of Cllr Raikes, Cllr Shea, and Cllr Parry have had time to review the document with STC Officers.

11 JOINT TRANSPORTATION BOARD AGENDA ITEM ON THE RESULTS OF KENT COUNTY COUNCIL'S PUBLIC CONSULTATION ON ITS PROPOSED TRAFFIC CALMING MEASURES (Pages 47-56)

a) To receive and note a report published in the Agenda of Sevenoaks District Council's Joint Transportation Board, due to take place at 7pm on 13th December 2022. This details the consultation responses received during Kent County Council's public consultation on its proposals for traffic calming measures in Sevenoaks Town.

b) To note that the full report pack for the meeting, as well as a link to the live Youtube stream are available via the following link:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=134&MId=2934&Ver=4&J=1>

c) To receive for Cllrs reference two excerpts from the Minutes of the Planning Committee held on 31st October 2022, which detail the resolutions reached by the Committee in regards to STC's formal response to the public consultation:

396c) The following motions concerning the **Amendment to Speed Limit Order on Various Roads in Sevenoaks** were put to the Committee and seconded, with the accompanying **RESOLUTIONS**:

- STC expressed its support of the proposals to amend Speed Limits in Sevenoaks, including the reduction from 40mph to 30mph. This as per its NDP, which promotes 20mph roads for safer active travel and reduction of pollution, safer walking routes to schools, and reducing road collisions – **LOST AT THE CHAIRMAN'S CASTING VOTE.**
- That STC reaffirm its support for 20mph speed limits outside schools and where requested by the Residents Associations and local groups as per STC's NDP – **CARRIED.**

396e) The following motions concerning the **Prohibition of Traffic Movements on Dartford Road, Sevenoaks** were put to the

- Committee and seconded, with the accompanying **RESOLUTIONS:**
- STC expressed support for proposals for a cycle lane going Southbound up Dartford Road – **CARRIED**

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

- STC as the land owner of the Vine Cricket Ground, War Memorial and Vine Waste expressed concerns with the proposals related to the Prohibition of Traffic Movements Dartford Road unless it was reassured that the designs would not adversely affect the Grade II War Memorial, that they would increase pedestrian activity to the Memorial, that Pound Lane would not become a diversion route, that HGV turning would not be adversely affected, and that the necessary signage would not be detrimental to the historic setting – **LOST AT THE VOTE**

STC opposed the one-way proposals around the War Memorial on the grounds of protecting the Grade II Memorial, heritage assets, and listed buildings that face the Vine – **CARRIED**

- STC supported proposals for a zebra crossing at the Southern end of Dartford Road, as this reflects STC's request in its HIP for safer crossing to be looked at in this area – **CARRIED**

12 NEIGHBOURHOOD DEVELOPMENT PLAN

a) To note that the Independent Examiner (IE) has confirmed that their draft report on the Neighbourhood Development Plan will be received by STC for reviewing by 8th December 2022, with the final report predicted to be completed by Christmas 2022.

b) To receive, fact check and approve the draft report from the Independent Examiner, which will be forwarded to Committee members and uploaded online as soon as it is received from the IE.

c) To note that Sevenoaks Town Council is intending to request that the Referendum to make and adopt the NDP be held in February 2023. This is the earliest possible date and dependent on the District Council being prepared to commence the required advertisement period of 28 working days shortly after receipt of the IE's report.

13 PLANNING APPLICATIONS (Pages 57-59)

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 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](#).

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

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 5th December 2022.

14 PRESS RELEASES

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

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

AMENDED Minutes of the PLANNING COMMITTEE meeting held on Monday 28th November 2022 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/8QW5CqGgCrg>
Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present, left at 8:00pm
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Remote Attendance*

Also in attendance:

Town Clerk
Planning Committee Clerk
SDC Cllr Purves

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

454 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

455 DECLARATIONS OF INTEREST

a) Cllr Raikes declared that he knows the owners of the neighbouring property of the following plan:

- [Plan no. 11] 22/02986/HOUSE – 2 The Paddocks

b) Cllr Bonin declared that he had a disclosable pecuniary interest in the following plan as the applicants are his neighbours, and abstained from voting on the recommendation.

- [Plan no. 10] 22/02958/MMA – 3 Winchester Grove

c) Cllr Parry declared that he knows the owners of the café in relation to the following plan:

- [Plan no. 12] 22/03001/FUL – 5 Carlton Parade, St Johns Hill

d) Cllr Camp declared that she knows the applicant of the following plan, and abstained from voting on the recommendation:

- [Plan no. 28] 22/03118/FUL – 2 The Crescent

456 DECLARATIONS OF LOBBYING

a) Cllr Raikes, Cllr Bonin, Cllr Shea, Cllr Busvine, Cllr Dr Canet and Cllr Michaelides declared that they had all been lobbied on the following application:

- [Plan no. 13] 22/03003/HOUSE – 15 Eardley Road

b) Representation was received and forwarded to Cllrs, objecting to the following application

- [Plan no. 2] 22/02608/MMA – Site of 60 Bethel Road.

457 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 14th November 2022.

It was RESOLVED that the minutes be approved.

458 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19th January 2022, to be live streamed on Youtube.

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

459 APPEALS

a) Cllrs noted the submission of the following appeal:

- **APP/G2245/W/22/3300703: 22/00315/CONVAR – Ephesus, 57-59 High Street**

b) Cllrs noted that STC could make comments or modify/withdraw its previous representation. It was **RESOLVED** that the Town Council keep its original representation, as its previous concerns about a complaints procedure being put in place and conditioning that no queuing occur outside the restaurant still stand.

460 CLLR TRAINING FROM ONE NETWORK

Councillors noted that they could sign up via the below link to receive free online training on how to use One Network's website, which allows the public to view local road events including roadworks and disruptions:

[https://info.one.network/en-gb/cldr-training-sessions?utm_campaign=cldr-training&utm_source=email&utm_medium=flyer&utm_content=cldr-training](https://info.one.network/en-gb/cllr-training-sessions?utm_campaign=cldr-training&utm_source=email&utm_medium=flyer&utm_content=cldr-training)

461 KENT HIGHWAYS' PROPOSED TRAFFIC REGULATION ORDER (TRO)FOR BANK STREET

a) Councillors noted that Kent Highways was holding a consultation on its proposals to issue a Prohibition of Traffic Movements Order for the full length of Bank Street, with the consultation closing on 5th December 2022.

b) Councillors welcomed the proposals and it was **RESOLVED** that STC's support be forwarded to KCC, with a request that the creation of the pedestrian zone be accompanied by the installation of more attractive signage to advertise it, in order to maintain and enhance the street scene.

462 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) Councillors noted that Sevenoaks District Council had launched its Regulation 18 public consultation on what its draft Local Plan ought to contain, which would run until 11th January 2023.

b) It was noted that a Working Party of Cllr Shea, Cllr Raikes and Cllr Parry had been formed to look at the consultation documents alongside STC Officers, and that they would feedback to the Planning Committee at a later date once they had had time to review the document.

c) It was noted that Sevenoaks District Council would be holding drop-in information sessions on the following dates:

- 30th November 2022 2:30pm-5:00pm and 5:30pm-8:00pm at Edenbridge Leisure Centre, Edenbridge
- 6th December 2022 2:30pm-5:00pm and 5:30pm-8:00pm at Sevenoaks District Council Offices, Sevenoaks
- 8th December 2022 2:30pm-5:00pm and 5:30pm-8:00pm at The Alexandra Suite, Swanley
- 4th January 2022 2:30pm-5:00pm and 5:30pm-8:00pm Online via Zoom

d) It was **RESOLVED** that STC invite SDC Officers to present the Local Plan consultation proposals to the Planning Committee as per STC's usual practice for significant consultations, so that members may ask questions to help form its response.

e) Although it was noted that SDC had presented its proposals to its various Town Clerks, it was also **RESOLVED** that an invitation be extended to other parish/town councils should the District Council agree to present to the Planning Committee.

463 CONSULTATION ON REVISED CONSTITUENCY BOUNDARIES BY THE BOUNDARY COMMISSION FOR ENGLAND (BCE)

a) The Committee noted that the BCE is holding a final public consultation on its revised constituency map, available via the following link until 5th December 2022:

bcereviews.org.uk

b) It was discussed and agreed that STC would not respond formally, as the boundary changes do not affect Sevenoaks Town.

464 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 21st November 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

465 PRESS RELEASES

It was **RESOLVED** that a Press release be issued stating Sevenoaks Town Council is principally supportive of development at the Sevenoaks Quarry (Tarmac) site, but that it continues to have concerns with the current proposals and therefore recommended refusal of the Outline planning application.

There being no further business the Chairman closed the meeting at 8:47pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 28-11-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicola Furlonger 09/12/2022	Cllr Granville-Baxter	David Lock Associates 01 88666276
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr W Bridges	Sevenoaks Quarry	Bat and Ball Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/11/22	

22/00512/OUT - Amended plan

An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

A summary of the main changes are set out below:

Amendments to application plans and accompanying documents, including the Environmental Impact Assessment, in response to consultee comments (see applicant's covering letter for a summary).

Comment

The emerging Sevenoaks Town Council's Neighbourhood Development Plan (NDP) is supportive of the principle of providing enhanced green, blue and other community benefits within Sevenoaks parish boundary, e.g., exceptional circumstances* on the Tarmac site which is understood would require some development to support these.

This is a second application which is in outline only and it is recognised and understood that further detail will come with subsequent Reserved Matters however the application includes some improvements but continues to not address in the following cases the strategic issues for Sevenoaks Town Council to conclude it is in the best interest of its residents.

The Sevenoaks Town Council therefore recommends REFUSAL until such times as the following strategic matters are satisfactorily addressed in a formally submitted new application:

1 .Quantum of development

The application is for up to 800 residential dwellings and up to 150 specialist older people's accommodation (together with up to 2,000 sq m of ancillary commercial and leisure uses). This is significantly more than was originally anticipated and consulted on through the Northern Sevenoaks masterplan and the consultation draft (Regulation 14) Neighbourhood Plan (600 homes). This is considered overdevelopment of the original consulted-upon plan, and will give rise to a greater impact on local services and on the transport network (refer to points 3 and 7 below);

If permitted could result in an increase of 10 -15% population for the parish of Sevenoaks. Due to the outstanding strategic issues Sevenoaks Town Council do not think the strategic infrastructure issues are addressed to support this.

2.Land use Parameters

The amended Parameter Plan (Figure 4.1 of the amended Design and Access Statement (DAS)) indicates the locations for built development and of the Primary School and Lakeside Centre. The extent of the built development indicated in the amended parameter plan remains the same as in the February 2022 version. This extends further to the east than the areas of development in the Northern Sevenoaks Masterplan and removes the Green area within the Sevenoaks Town boundaries which is not acceptable.

Planning Applications Considered

Applications considered on 28-11-22

The northern Sevenoaks masterplan and the Neighbourhood Plan envisaged use of the lake for water sports and the provision of a lakeside visitor centre. The amended Parameter Plan (Figure 4.1 on page 43 of the amended DAS) indicates a water sports / mixed-use building as part of the Lakeside Centre and moves this centre so that it now connects to both the larger and smaller proposed waterbodies. This is welcomed however it is still unclear how public will be able to use these facilities, car park etc.

The amended Land Use Parameter plan indicates a 'Principle cycle / pedestrian connection' linking from Bat and Ball Road to the proposed local centre and extending along the southern edge of the lake to Seal. This is welcomed.

3 .Health care provision

The draft Neighbourhood Plan (Policies COM2 and D2) indicate that the Tarmac site should deliver community benefits including the potential provision of medical facilities. The closest doctor's surgery is identified with the DAS as being the St John's Practice 1.4km from the site. No mention of the potential to deliver health care provision is made within the application. We believe that an assessment of the impact of the development on the existing healthcare infrastructure should be undertaken.

As previously mentioned, the population of Sevenoaks parish could increase by up to 15% and this is an important infrastructure issue.

4.Development height parameters

The following changes to the Building height parameter plans are welcomed and should be a condition of the development - (Figures 4.2 and 4.3 on pages 45 and 47 of the amended DAS) have been revised. Areas of 4/5 storey are now restricted to the mixed use centre and its immediate context. Elsewhere heights are restricted to two and three storeys with two storeys around the Oast House (which is located on elevated ground and will therefore remain prominent). The heights of 2 and 3 storey buildings are amended to 9 and 12m which is more realistic given the pitched roofs.

5.Setting of Oast House

The Oast House is identified for community uses in the DAS; this is supported and aligns with the Neighbourhood Plan aspiration. It is believed that the provision of the community use of the Oast House should be one of the 'exceptional circumstances'. There is no clarity or reassurance how this will happen.

Development should be carefully planned and structured so that this building, and in particular its distinctive roof form, is prominent within the townscape, helps to provide additional identity and aids legibility. It should remain the highest building in its area.

It is noted that the Revised DAS page 65 states that: 'the revised proposals lower the height of development on the platform that surrounds the existing Oast House from 15m to 9m. This not only reduces the level of development on the most elevated part of the Site but also helps to preserve the status and setting of the historic Oast House.' Sevenoaks Town Council would want this to be a condition of the development.

6.Transport and movement strategy

The Neighbourhood Plan places significant emphasis on the need to address climate change and to encourage the use of sustainable transport modes including walking and cycling. The application promotes a network of walking and cycling connections through the site (which is supported) but the commitment beyond that is vague and undefined. Greater clarity is required on how Bat and Ball Road can become an attractive route for walking and cycling and how people will be encouraged to walk and cycle to other local destinations.

Sevenoaks Town Council reiterates its previous concerns that there needs to be adequate road analysis on how congestion on roads beyond the Bat & Ball junction will be affected by the development. There needs to be independent analysis of Sevenoaks road infrastructure

Planning Applications Considered

Applications considered on 28-11-22

and neighbouring parishes and the impact on congestion throughout the Sevenoaks Town road network. This should include vehicles, bicycles and pedestrians and also consider wider Riverhead and neighbouring parishes.

The following amendments are noted but they remain vague. Paragraph 5.2 of the Transport Assessment Addendum states that pedestrian / cycle connections will be provided on Bat & Ball Road (main vehicular access into the site), Farm Road (secondary access) and Childsbridge Lane.

A pedestrian footway/ cycleway along the entire stretch of Bat & Ball Road is proposed – this appears to be a segregated route on the eastern side of the road, but the drawing submitted as part of the application is not very clear. It is also not clear what the pedestrian / cycle connections on Farm Road constitute – drawings forming part of the Transport Addendum indicate 2m wide footways, but nothing dedicated for cyclists.

Pedestrian routes still seem to be lacking. No indication is given to connecting the site to local facilities and in particular walking routes for shopping including Sainsburys and Aldi on Otford Road and a walking route to Seal Primary School.

There continues to be a lack of active travel connections for cycling and walking to make access possible to other areas of Sevenoaks, not just within the site. An important gap is that the pedestrian link from the site to the major retail and employment sites on Otford Road, at Sainsburys and the Vestry Estate is not shown. This is a public footpath but at present provides an inaccessible route for many people with many steps at the bridge over Bat & Ball Road and the railway line (and no ramped provision), and presenting an unattractive footpath on The Moors Road and Cramptons Road.

In developing the Northern Sevenoaks Masterplan, Kent County Council (KCC) was keen that this link should be improved for easier access, so that there is an alternative access from the new housing to the retail park without having to drive via Otford Road. If the aims for active travel in the developers' plan are to mean anything, this access must be acknowledged and improved. This will require collaboration with Network Rail and other landowners.

7. Access and phasing

The proposed primary access to the site is indicated as being Bat and Ball Road with secondary access from Farm Road and a tertiary access only to a car park off Childsbridge Lane. From Farm Lane access to Seal Road is via Greatness Lane or Mill Lane. Both of these routes are narrow with access constrained by parked cars. Page 52 of the original DAS (February 2022) indicates that changes to on street parking may be required but no further detail is provided; Bat and Ball Road will continue to be used to access the quarry whilst sand extraction continues. This will create a significant and unacceptable issue for existing residents, and

Sevenoaks Town Council reiterates its concern over the loss of parking amenity to residents that park on the three impacted and narrow roads.

The Transport Assessment indicates that only the first phase of development (150 homes) will be delivered whilst the quarry is operational but the DAS is not clear on this point.

Greater clarity is required on how access to the site will work as development phasing progresses and the impact that it may have on both the local transport network and on existing residential neighbourhoods and how this will be mitigated.

Clarity is also required on when improvements to Bat and Ball junction will take place. These are fundamental issues that need to be resolved before support can be given to the proposals.

Sevenoaks Town Council do not agree with the following Transport Addendum:

Planning Applications Considered

Applications considered on 28-11-22

'The development is proposed to be built out in phases. An early phase of 150 dwellings is expected in the southeast area of the site, with separate access from Farm Road while mineral extraction continues on the remainder of the site. Access will be available from Farm Road and Bat and Ball Road from the start of the development. Further phases will be progressed from east to west as development platforms are created. Later phases will occur once mineral extraction has ceased, with the main access being from Bat and Ball Road.'
(page 15 para 5.4)

'In specific relation to Bat and Ball Roundabout, it has been agreed that the trigger for the improvements works at A25/ St John's Hill/ A225 Otford Road from the signals to a roundabout is 150 dwellings.'
(page 17 para 7.4)

Sevenoaks Town Council believes that the current road infrastructure in particular Farm Road cannot cope with the additional 150 dwellings traffic and the intended improvements should be brought forward to the beginning of development.

8 .Bat and Ball junction

The improvements to Bat and Ball junction are crucial to the success of the development and therefore must have priority and be included at the beginning of the first phase of the development.

The application includes a proposal to replace the signalised crossing at Bat and Ball junction with a roundabout. The Neighbourhood Plan recognises that this junction is difficult to use for pedestrians and cyclists and supports proposals for improved pedestrian and cycle crossing facilities through high quality design. The proposal presented within the application does not achieve this. It appears focused on keeping traffic moving rather than providing safe and convenient crossing for pedestrians and cyclists. Pedestrian crossings are provided on only two arms of the junction (Otford Road and Bradbourne Vale Road) and are not direct being located well away from the junction itself (20m and 40m) which will lead to extended walking distances to get from the Bat and Ball area to shops and services on St John's Road. No provision for cyclists is indicated. This does not prioritise pedestrians and cyclists (as recommended in para 112 of the National Planning Policy Framework (NPPF) and cited on page 46 of the DAS – February 2022) and whilst it may keep traffic moving it will deter rather than encourage sustainable modes and is therefore in conflict with the policies in the Neighbourhood Plan.

No changes to roundabout design are proposed in the latest amendments and there continues to be concerns about safe pedestrian crossing routes. Sevenoaks Town Council recommends that the developer consult with Kent Highways to resolve this.

9.Development phasing and open space

The Neighbourhood Plan Policy L1 supports new public open space, community use and leisure opportunities at the site but on the principle that space 'must be delivered in advance or in parallel with any residential development on the site'. It is understood that development will need to be phased and the DAS indicates a number of local parks as part of Phase 1 on the former brickworks (page 66 of the original DAS – February 2022) however further clarity is required as to when 'Greatness Lake Park' will be delivered. Delivering this space as the final phase of development will not be acceptable.

The pedestrian link to Greatness Recreation Ground is an essential 'Green corridor' from Greatness Lake. It is within the current approved planning permission and should not be removed but enhanced.

These issues do not appear to have been addressed in the amended application and remain one of the most important in relation to 'exceptional circumstances' in the Green Belt for

Planning Applications Considered

Applications considered on 28-11-22

this development.

10. Design Review

Design review is a well-established way of improving the quality of design outcomes in the built environment and is now recognised in the NPPF. Design review is an impartial and independent evaluation of design proposals and is undertaken to improve the quality of buildings and places for the benefit of the public.

The NPPF stresses the importance that the Government puts on the design of the built environment and Local Planning Authority's (LPA) should have local design review arrangements in place to provide assessment and support to ensure the highest standards of sustainable design.

In the case of the Sevenoaks Quarry (Tarmac) development, the size and importance of this project absolutely warrants the need for a number of design reviews and ideally would have already been undertaken for a project of this magnitude and its potential impact on the local area. We would therefore request that this is organised as soon as possible and before determination of this OUTLINE application, in order to inform and have a material impact on the proposals. Findings should also be made public, and changes implemented into the next stage of the design.

There is still no mention of a design review having taken place. A design review on a development this size is imperative (if they had a good design review it surely would have been mentioned) and the local community should be actively involved.

11. Affordable Housing

Sevenoaks Town Council would want reassurance of previous undertaking and guarantee that there would be 40% Affordable Housing.

12. Exceptional Circumstances

The NPPF states that 'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified.' Paragraph 140.

To summarise Sevenoaks Town Council would expect the development to meet the following criteria for the parish of Sevenoaks to enable the removal of green belt allocation:

- New Leisure Lake/centre for water sports;
- Mixed use lake-side facilities, including access;
- Provision of Oast House for community use;
- Lake-side park and associated open green space for leisure, drainage, and nature;
- New pedestrian and cycle connections within and beyond the site;
- Improved linkages to improved community infrastructure around Bat and Ball station and employment opportunities on the Vestry estate (as part of the Northern Sevenoaks Masterplan);
- Guaranteed 40% minimum Affordable Housing
- Contributions towards education and health facilities; and
- Improvements to Bat & Ball Junction at the commencement of development

Planning Applications Considered

Applications considered on 28-11-22

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02608/MMA	Ashley Bidwell 05/12/2022	Cllr Clayton	Alderton Associates 0124 560000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Martins	Site of	60 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/22	
22/02608/MMA - Amended plan				
Amendment to 18/00313/FUL				
A summary of the main changes are set out below: Amended dormer design and alteration to boundary fence.				

Comment

Sevenoaks Town Council reiterated its recommendation for refusal on the following grounds:

- The proposed increased ridge height - irrespective of whether this is required to facilitate internal head heights and to ensure the front and rear elevations correspond/align - removes the decreasing roof height along Bethel Road. This is considered to diminish the quality of the approved scheme and will impact the character of the area. It is noted that the development has been substantially built, however this is not a material consideration, and harm to the character of the street scene and conservation area is not outweighed by the construction works already commencing.
- Because of the width and mass of the building, adding dormers to the roof will be dominating to neighbours, and those proposed are at ridge height, which goes against the design principles of the Conservation Area
- Development would partially block protected views across the Conservation Area, and the increased height of the building is even more damaging to windows in neighbour's habitable rooms.
- The increased height of the building would increase overlooking and loss of amenity to neighbours.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02673/OUT	Samantha Simmons 30/11/22	Cllr Parry	Carmen Austin 07866962 000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Dowding	Jesters	Oak Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/22	
Outline application for new build house at the bottom of the garden of a site with access, appearance, layout and scale and some matters reserved.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the plans do not provide adequate or necessary access information for pedestrians or cars.

Planning Applications Considered

Applications considered on 28-11-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02685/HOUSE	Samantha Simmons 29/11/22	Cllr Ancrum	Ddh Design 07710348416
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Keen			1 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/22
22/02685/HOUSE - Amended plan				
Replacement front windows, reduction in height of front wall, painted and replacement metal railings with gate, removal of front garden finishes and installation of new Yorkstone paving and replacement wall cappings.				
A summary of the main changes are set out below: Amended floor plans to clarify replacement windows are timber-framed, and to clarify site surfacing is permeable.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02734/HOUSE	Louise Cane 05/12/2022	Cllr Eyre	Carmen Austin 07866962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bellwood		Donnington House	116 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22
Demolition of existing garage. New side double storey extension. Installation of sun tunnels and solar panels. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02834/FUL	Samantha Simmons 02/12/202	Cllr Mrs Parry	Luke Austin 01273234354
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Veloso		Site of Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/22
Erection of a new dwelling and double bay garage. Associated landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-11-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02945/HOUSE	Louise Cane 12/12/2022	Cllr Eyre	GD Surveyors Ltd 018925 88700
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Powell	Fir Trees	17 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/11/22	
Proposed part two/part single storey rear extension, the replacement and raising of the existing roof and addition of dormers to the rear with rooflights. Garage conversion. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02946/FUL	Samantha Simmons 30/11/22	Cllr Michaelides	Planning By Design 0330 881120
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Y Ly		67 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/22	
Proposed change of use to Nail Salon.				

Comment

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

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02951/HOUSE	Christopher Park 30/11/2022	Cllr Busvine	James Dale Architects 07 831008550
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C & J Morley-Smith		10 Valley Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/22	
Proposed rear extension, conversion of garage into a habitable room, replacement of windows to front and rear elevation and replacement of existing UPVC cladding. Railings on top of side extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied as to the materials to be used.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02958/MMA	Stephanie Payne 01/12/2022	Cllr Raikes	Open Architecture 017327 78500
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Thompson		3 Winchester Grove	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/11/22	
Amendment to 22/00373/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-11-22

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02986/HOUSE	Stephanie Payne 05/12/2022	Cllr Morris Brown	Resi 02039660750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Thurlow			2 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22
Proposed ground floor rear extension, floor plan redesign and all associated works.				

Comment

**Proposed from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended approval subject to the planning officer's being satisfied there is no material loss of light to the neighbouring property.**

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03001/FUL	Samantha Simmons 05/12/202	Cllr Camp	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Baker		5 Carlton Parade	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22
To remove the bamboo screen and awning and erect a single storey extension to the restaurant with signage and bin store.				

Comment

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that there is no loss to the previous public realm.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03003/HOUSE	Christopher Park 06/12/2022	Cllr Bonin	Bolton Chalklin 01959928
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Austin-Clarke			15 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/22
Proposed works include a new rear dormer window in the roof, conservation roof light to the front elevation, new arched head window to the front gable, alterations to fenestration, replacement shed, new rear fence and minor landscaping works.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials and the Planning Officer confirms there are no issues with overlooking with the new dormer.

Planning Applications Considered

Applications considered on 28-11-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03014/MMA	Sean Mitchell 08/12/2022	Cllr Shea	MZA Planning 020899578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Wellings			50 The Moor Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/22
Amendment to 18/01972/FUL.				

Comment

Recommended from the Chair with Cllr Shea's remote attendance:
Sevenoaks Town Council recommended refusal on the grounds of insufficient parking for the property and the creation of on street parking in the turning head.

INFORMATIVE:

Sevenoaks Town Council requested that the Planning Officer review the application and support the applicant in finding an appropriate solution for using their parking facilities, as the landscape and parking scheme in its current state does not support this.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03016/HOUSE	Louise Cane 05/12/2022	Cllr Parry	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs I Hunt		Chestnut Cottage	7 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22

To convert the area above the garage to living accommodation, that will be ancillary to the use of the host building and install a window in the east elevation and two roof lights in the north elevation.

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03018/HOUSE	Stephanie Payne 08/12/2022	Cllr Michaelides	Arthurs Planning 0782437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/22

Demolition of existing summer house, erection of detached garden room.

Comment

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

Planning Applications Considered

Applications considered on 28-11-22

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03051/HOUSE	Anna Horn 06/12/2022	Cllr Eyre	Open Architecture 017327 30500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F & C Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/22
Addition of 24 solar panels to the southern and western roofs.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03077/LBCALT	Anna Horn 09/12/2022	Cllr Dr Canet	INVVU Construction 0130 8850000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ross		Bat & Ball Railway Station	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Installation of 4no. passenger validators.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03086/HOUSE	Christopher Park 07/12/2022	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss A Healey			24 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/22
Demolition of existing toilet and storage room and erection of a rear single-storey open plan living area with pitched roof.				

Comment

**Recommended from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended approval.**

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03089/HOUSE	Anna Horn 07/12/2022	Cllr Bonin	MR Garland Limited 0189 0704540
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/22
New replacement entrance gates and proposed gazebo.				

Comment

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

Planning Applications Considered

Applications considered on 28-11-22

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03090/LBCALT	Anna Horn 09/12/2022	Cllr Bonin	M R Garland 0189272454
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
New replacement entrance gates and proposed gazebo.				

Comment

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

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03091/LBCALT	Louise Cane 09/12/2022	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jaynes			29 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
To replace the front elevation first floor sash windows, front elevation second floor Dormer casement, rear elevation all casements and a sash window.				

Comment

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03093/HOUSE	Samantha Simmons 09/12/2022	Cllr Hogarth	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Detry		Ground Floor Flat	59 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Two storey rear extension to the lower ground and ground floor areas with a flat roof and roof light, steps and retaining walls.				

Comment

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03096/HOUSE	Louise Cane 09/12/2022	Cllr Michaelides	Arthurs Planning 0782437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Rear extension with internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer and Conservation Officer are confident that this application enhances and preserves this grade II listed building in the conservation area.

Planning Applications Considered

Applications considered on 28-11-22

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03097/LBCALT	Louise Cane 09/12/2022	Cllr Michaelides	Arthurs Planning 0782437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Rear extension with internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer and Conservation Officer are confident that this application enhances and preserves this grade II listed building in the conservation area.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03103/HOUSE	Charlotte Brooks-Lawrie 09/12/	Cllr Parry	Seam Architects 020363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Graham			41 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Demolition of shed. Erection of a storey side extension, garage conversion with detached double garage and associated landscaping works.				

Comment

Sevenoaks Town Council recommended approval.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03110/HOUSE	Stephanie Payne 09/12/2022	Cllr Ancrum	Studio Hudson 01892673
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hemley		Summerhill, 3 Vine Lodge Court	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Proposed single storey rear extension and first floor rear extension, replacement of the existing detached double garage with a new ancillary outbuilding and associated landscaping works, including an external fitness pool and raised decking.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that the application does not represent over-development of the site, that the Aboricultural Officer is satisfied that the TPO'd trees will be fully protected, and that the loss of natural habitat and grass will neither unacceptably and adversely affect the local wildlife nor cause damage to the TPO'd trees.

Planning Applications Considered

Applications considered on 28-11-22

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03118/FUL	Samantha Simmons 12/12/22	Cllr Clayton	N/A
<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>
				21/11/22
Construction of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

1) The siting of the proposed new dwelling is contrary to the pattern of development and harms the open character of the local area. It conflicts with the guidance set out in the Sevenoaks Residential Character Area Assessment Supplementary Planning Document. As such the proposal fails to meet the requirements of Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

2) Although providing - in theory - an appropriate number of parking spaces, the proposed parking area fails to provide adequate turning space and therefore it will result in vehicles reversing on to the highway very close at a junction, to the detriment of highway safety. On this basis, the proposal fails to meet the requirements of Policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan, as it will result in adverse highway conditions.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03136/HOUSE	Samantha Simmons 12/12/22	Cllr Ancrum	Ddh Design 07710348416
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Keen			1 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/22
Replacing roof to incorporate solar panels: raising of side/front parapet walls: raising of existing pitched roof to bathroom.				

Comment

Sevenoaks Town Council recommended approval.

Appeal Decision

Hearing Held on 5 October 2022

Site visit made on 5 October 2022

by Rory MacLeod BA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 December 2022

Appeal Ref: APP/G2245/W/22/3301377

Pinehurst House Care Home, Pinehurst, Sevenoaks, Kent TN14 5AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Impact Developments (Sevenoaks) Ltd against the decision of Sevenoaks District Council.
 - The application Ref 20/03293/FUL, dated 13 November 2020, was refused by notice dated 28 January 2022.
 - The development proposed is 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.
-

Decision

1. The appeal is allowed and planning permission is granted for 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 at Pinehurst House Care Home, Pinehurst, Sevenoaks, Kent TN14 5AQ in accordance with the terms of the application, Ref 20/03293/FUL, dated 13 November 2020, subject to the conditions set out in the attached schedule.

Main Issues

2. The main issues are:
 - (a) the Council's recent record on housing supply and the related planning policy implications,
 - (b) the effect of the proposal on the character and appearance of the area, and
 - (c) the adequacy of the parking arrangements, the implications for highway safety and measures to mitigate any adverse impacts.

Reasons

Housing supply record

3. Section 5 to the National Planning Policy Framework (the Framework) sets out the Government's objective to significantly boost the supply of homes and requires Councils to identify a five-year supply of deliverable housing sites. Sevenoaks can only currently demonstrate a 2.6 year supply of homes which is a significant shortfall.

4. The Council's Housing Delivery Test results for the past 3 years are 71% (2019), 70% (2020) and 62% (2021) against the target of homes to be supplied. This demonstrates a deteriorating position and a significant under delivery of housing over recent years.
5. In these circumstances, the presumption in favour of sustainable development set out at Paragraph 11(d) of the Framework is engaged. This means that the policies most important for determining the application should be considered out of date and that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. This is sometimes referred to as the 'tilted balance' and is a matter to which I shall return after consideration of the other main issues.

Character and appearance

6. The site is occupied by a part single, part two storey building arranged in a cruciform shape. It was last used as a care home but has been vacant for a few years. There is a hardstanding for parking at the front of the site. There are trees along the frontage and around the site's periphery. The building is sited within a bowl with land levels rising steeply to the north, east and west. This is a former landfill site and there are contamination monitoring stations positioned around the grounds.
7. The surrounding area is predominantly residential in nature, located within a suburban area of Sevenoaks. Pinehurst comprises tightly clustered, but informally arranged, two storey houses with paved driveways and soft landscaped front gardens. Filmer Lane, to the west of the site, has similar housing and front gardens but is more regularly laid out. These are quiet no-through roads located to the north of a traffic light controlled junction with Seal Road, part of the busy A25.
8. The proposed development would comprise apartment blocks around a central quadrangle with parking areas to the front and sides. The two blocks fronting Pinehurst would present as three storeys. The blocks to both sides would have accommodation arranged over four floors whilst the rear block would have five floors. The form and scale of development would clearly contrast with that of surrounding housing, but so does the profile of the existing building. The higher parts of the development would be set deeper within the 'bowl' on lower ground compared with neighbouring dwellings. Nonetheless, the absolute height of these blocks would exceed that of adjacent houses. According to the Council's estimates, the frontage block would be 2.4m higher than the two storey house at 17 Pinehurst and the rear block would be 2.4m higher than the ridge to the highest adjacent house at 14 Filmer Lane.
9. The impact on the character and appearance of the area would be discerned from the frontage to Pinehurst and from other public viewpoints. The frontage blocks would screen the higher buildings behind to some degree depending on the angle of view. The retention of mature trees in the site's south-western corner would also help to soften views on the approach from the junction with Filmer Lane. But other trees along the frontage would be removed for visitor parking spaces. A large parking area to the site's eastern side with a retaining wall to the gardens of houses behind would also be visible from Pinehurst with limited opportunities to soften its appearance with landscape measures.

10. The appellant points out that the total footprint of the development would be only a little greater than that of the existing building with some 82% of the site without a built form. But there would be extensive hardstanding for parking and turning on much of the remaining area. The combined effect of this with the additional height of the new buildings would result in a more intense and urban form of development compared with the prevailing appearance of the street scene. This would be clearly visible from certain viewpoints along Pinehurst.
11. The appellant has produced a Landscape Visual Impact Assessment (LVIA) for several public viewpoints surrounding the site; these were examined at the site visit. From the north-eastern end of Pinehurst, the development would be seen through the gaps between nos. 1, 2 and 3 Pinehurst, but not as a close feature. The appearance of the rear block would be softened to a degree by the belt of trees on higher ground to the rear of the site.
12. From the north-west, the rear and side blocks would be seen through a gap between the house at no.14 Filmer Lane and its garage which aligns with a turning head in the road. The buildings would be more conspicuous than in the views from the north-east but would also be seen against the higher tree belt to the north of the site. The rooflines would also be glimpsed between houses elsewhere along Filmer Lane and from viewpoints farther back in this direction from within the grounds of Greatness Park Cemetery.
13. The undulating nature of land levels in the surrounding area can be observed from several positions along Seal Road (A25) and from Seal Hollow Road opposite the junction with Filmer Lane. The houses fronting Seal Road are at a lower level than the carriageway, affording views over their hipped roofs to various dwellings in Pinehurst and Filmer Lane. Views of the buildings are filtered by garden trees and are seen against the backdrop of the higher belt of trees to the north of the site. The proposed development would similarly be visible from some of these viewpoints but would be lower than the tree belt.
14. My findings are that the proposal would not have an adverse effect on the character and appearance of the area in relation to its visibility in longer range public view points around the site. The buildings would be noticeable from some positions but would generally assimilate well into the undulating nature of the area. However, notwithstanding the moulding of the development into the topography around the site, there would be a noticeable contrast in its form and massing in relation to the lower density homogenous pattern of housing in adjacent roads. But in my judgement, this would not be unduly obtrusive, nor so out of keeping to result in significant harm to the character of the area. The additional height and massing would be adequately separated from adjacent housing and the frontage block would largely screen and soften the appearance of the higher blocks further back.
15. Policy SP1 of the Sevenoaks Core Strategy (2011) (SCS) requires all new development to be designed to a high quality, responding to the distinctive local character of the area in which it is situated, taking account of adopted character area assessments. The site is located within Character Area MO2 comprising Pinehurst and the lower part of Filmer Lane. This describes the form and material of the housing and nursing home and highlights positive features contributing to a cohesive character.

16. Design guidance for new development in the character area promotes respect for the harmonious palette of mainly brown materials and retention of mature trees contributing to the character of the area. The proposal would adhere to these design guidelines.
17. Policy EN1 of the Sevenoaks Allocations and Development Management Plan (2015) (ADMP) is similar to Policy SP1 in requiring high quality design. Whilst the development's design and overall massing would contrast with nearby housing it would nonetheless have a logical and cohesive design in itself that would be complementary in use of materials. Moreover, it would respect key design principles set out in Policy EN1 in that the development would respond to the scale, height, materials and site coverage of the area, respect the topography and character of the site and surrounding area and incorporate trees and supplementary landscape measures to enhance the site's appearance and biodiversity potential.
18. Similarly, the proposal would be in accordance with key objectives in the Framework. Paragraph 119 promotes the effective use of land in meeting the need for homes and other uses, particularly on previously developed land, such as the appeal site, which has a low density compared with its surroundings. Paragraph 130 (c) on achieving well-designed places requires developments to be *"sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"*. The proposal achieves the balance required by this policy.

Parking and highway safety

19. The proposal would provide 60 car parking spaces including 9 visitor parking spaces on the frontage and a single space for a car club. In applying their residential parking standards, the Council reckons that there would be a shortfall of 8 spaces in parking provision. The Council and many local residents are concerned that inadequate on-site parking would result in offsite roadside parking leading to conditions that would be prejudicial to highway safety.
20. The houses in Pinehurst and Filmer Lane have generous on-site parking capacity. This reduces demand for on street parking and the carriageways have been designed to be relatively narrow. The exception is the southern part of Filmer Lane close to the junction with Seal Road where the carriageway is wider but where there appears to be demand for roadside parking, possibly in association with the schools on the opposite side of Seal Road. There is a concern that overflow parking from the development could cause obstruction and nuisance in Pinehurst and congestion in the southern part of Filmer Lane where there are no parking restrictions, and that this could interfere with traffic flows at the traffic light controlled junction with Seal Road.
21. Kent County Council, as the local highway authority, have not objected to the proposal subject to the inclusion of specified planning conditions and to the completion of a planning obligation relating primarily to a residential travel plan and support for a car club. The heads of terms of such a planning obligation were discussed at the Hearing and a completed obligation was submitted shortly afterwards, signed by the appellant, Sevenoaks District Council and Kent County Council.

22. The obligation includes requirements for the appellant to submit a Travel Plan for approval and to implement agreed measures, to pay a Travel Plan Monitoring Fee, to enter into agreement with a Car Club Operator for residents' initial free use of a car club vehicle and parking space at the site, to monitor take up of the car club facility to inform agreement on the appellant's ongoing funding of the car club and to submit for approval a car park management plan. The obligation also includes requirements for the appellant to enter into a Highway Agreement for yellow lines at the junction of Seal Road and Filmer Lane and to fund a Traffic Regulation Order for Pinehurst unless the Travel Plan indicates that this is not required.
23. The provision of the car club has the potential to reduce car ownership at the site. The travel plan and its monitoring should indicate the adequacy of on-site parking provision in relation to the parking shortfall against the Council's standards and also for the need for any highway measures in Pinehurst. The provision of yellow lines on the southern part of Filmer Lane would enable control of street parking here to ensure safe access to and from Seal Road.
24. The obligation would thereby address the highway and parking concerns raised. I consider it necessary to make the development acceptable in planning terms, to be directly related to the development and to be fairly and reasonably related in scale and kind to the development. The obligation would therefore satisfy the requirements of Regulation 122(2) of the Community Infrastructure Levy Regulations (2010).
25. As such, there would not be conflict with Policies EN1 and T2 of the ADMP in relation to vehicle parking provision and means of access for new residential development. Neither would there be conflict with the Framework which states at Paragraph 111 that, "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".

Other matters

26. Interested parties have objected to the proposal on grounds other than those forming the Council's refusal reasons. Several have raised concerns about the impacts on residential amenity in relation to loss of light, loss of outlook and loss of privacy. The appellant's Daylight and Sunlight study demonstrates that the proposal satisfies target requirements in the British Research Establishment (BRE) in relation to light loss for neighbouring properties. The new buildings would clearly be visible from some rear or front windows to nearby houses and would result in a change of view compared with outlook towards the existing building. But the separation distances to the new buildings on all sides of the site are such that there would not be significant visual intrusion or loss of outlook in planning terms. Similarly, the separation distances coupled with the proposed arrangement of windows would be sufficient to ensure no loss of privacy in relation to standards set by the National Design Code Model.
27. A residential development of this size would ordinarily trigger the need for provision of some affordable housing. However, the appellant's viability assessment, which has been independently verified, demonstrates that due to the extent and cost of stabilisation and remediation to groundworks to enable the development to proceed that the scheme would be unviable if affordable housing were to be secured.

28. Some have expressed concern at the risk of nuisance from site contamination released through building operations. The use of appropriate planning conditions should mitigate this risk.
29. Kent County Council initially requested that the planning obligation includes developer contributions towards primary and secondary education, libraries, community learning, youth services, social care and waste, but withdrew its request shortly before the Hearing. Funding for these concerns could be made available from the Community Infrastructure Levy (CIL) receipts that would be chargeable to the developer in implementing the scheme. Allocation of CIL receipts would be a matter for Sevenoaks District Council as the local planning authority in the first instance. Whilst there may be uncertainty on the extent of CIL receipts that could be made available for infrastructure in the wider Kent area, the request for these matters to be included in the planning obligation would not satisfy the tests for planning obligations set out in paragraph 24 above. They are not necessary to make the proposal acceptable in planning terms.
30. It became apparent late in the appeal process that there are two slivers of land at the site not in the appellant's ownership. The notification of the proposal to these owners required by planning legislation has subsequently been made. No representations in relation to this matter have been drawn to my attention. Access across the land to and from the public highway has been made for several years. Private ownership of parts of the site is not a material planning consideration.

Planning balance

31. The main arguments against the proposal are the Council's and interested parties' objections relating to the effect of its height and massing on the character and appearance of the area. Contrast with the existing development would be most apparent from close public viewpoints in Pinehurst. But having regard to adopted planning policies, the weight to be afforded to these issues can only be limited. Concerns relating to parking and highway matters would be mitigated by the planning obligation.
32. The proposal would have the benefit of providing much needed housing in the Sevenoaks area. A large part of the District is designated Green Belt and some of this also Areas of Outstanding Natural Beauty in which restrictive development policies apply. It therefore makes sense to make full use of previously developed land within the built up area such as the appeal site. Paragraph 125 of the Framework states that "*where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site*". This approach will sometimes result in a contrast between proposed and neighbouring developments as would be the case here.
33. The Council's recent record on housing delivery has been poor to the extent that the presumption of sustainable development is engaged. This is set out at Paragraph 11(d) of the Framework. As such permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the Framework taken as a whole.

34. There would be economic benefits arising from employment during the construction phase and the generation of CIL payments towards local infrastructure. The delivery of 56 homes would result in social benefits and make a significant contribution towards the housing shortfall. There would be environmental benefits through modular construction techniques reducing energy consumption. A significant environmental benefit would also be the stabilisation and remediation of a contaminated former landfill site. Associated costs are considerable, as verified in the viability study. A low density housing scheme comparable to that neighbouring the site would be unlikely to cover these costs, in which case the site would not come forward for development.
35. Having regard to all relevant planning considerations, the balance lies in the granting of planning permission subject to appropriate planning conditions.

Conditions

36. I have noted the planning conditions listed by the Council in the event that the appeal is allowed. I agree with the majority of these but have revised some in the light of advice on planning conditions in Planning Practice Guidance. I have not included the suggested condition restricting permitted development allowances as it is not necessary to make the development acceptable.
37. In addition to the statutory condition to limit the lifespan of the permission, it is necessary to list the approved plans in the interest of certainty and to facilitate amendments, should this be expedient.
38. Several pre-commencement planning conditions are warranted. Firstly, the approval of a Construction Method Statement to mitigate risks to highway safety and to safeguard living conditions for residents near to the site. Secondly, as there are contaminants at the site, conditions are necessary in relation to gas monitoring and remediation of the land. A sustainable drainage scheme based on information in the appeal documents needs to be approved prior to works commencing to ensure satisfactory site drainage. Similarly, pre-commencement conditions are needed on possible noise nuisance from the quarry site to the north and to ensure appropriate archaeological investigations can take place prior to building operations. Finally, fencing to protect retained trees needs to be in place prior to building operations commencing.
39. The submitted landscape measures need to be implemented and a landscape management plan approved to ensure a satisfactory appearance to the site. Details of external finishes and photovoltaic panels need to be approved for the same reason. Hours of working on site and the details of external lighting need to be controlled in the interests of residential amenity. Piling for foundations should be controlled by a condition to safeguard water from contamination. Glazing to the windows in the eastern elevation of blocks C and D needs to be controlled to safeguard privacy in facing dwellings.
40. To ensure that the site operates effectively as intended conditions are needed to ensure the provision of refuse and recycling bins, broadband, bicycle parking facilities, car parking places with appropriate management and electric charging points. A condition relating to Secured by Design accreditation is needed in the interests of crime prevention. Finally, conditions are needed in relation to biodiversity to protect identified species and to ensure ecological net gains on site.

Conclusion

41. The effect of the proposal on the character and appearance of the area would be acceptable having regard to relevant planning considerations and policies. Any adverse impacts arising from the parking arrangements and their implications for highway safety would be adequately mitigated by the planning obligation. The appeal should therefore be allowed.

Rory MacLeod

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: N0704(08)020A, N0704(90)001A, N0704(96)001B, A19238-P-00-200-B, A-19238-P-01-02-201-P1, A-19238-P-03-04-202-P1, A-19238-P05-203-P1, A-19238-P-ML-240-P1, A-19238-P-ML-241-P1, A-19238-P-ML-242-P1, A19238-P-ML-243-P1, A-19238-P-ML-244-P1, A-19238-P-ML-245-P1, A-19238-P-A-B220-P1, A-19238-P-A-B-221-P1, A-19238-P-C-222-P1, A-19238-P-C-223-P1, A-19238-P-C-224-P1, A-19238-P-D-225-P1, A-19238-P-D-226-P1, A-19238-P-D-227-P1, A19238-P-E-228-P1, A-19238-P-E-229-P1, A-19238-P-E-230-P1, A-19238-P-ML-300-P1, A-19238-P-ML-301-P1, A-19238-P-ML-302-P1, A-19238-P-ML-303-P1, A-19238-P-ML304-P1, A-19238-P-ML-305-P1, A-19238-P-00-001.
- 3) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) temporary traffic management measures and signage;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) delivery, demolition and construction working hours.The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 4) No development shall commence until continuous ground gas monitoring results have been submitted to the local planning authority for their review and approval. If the continuous ground gas monitoring indicates contamination, then a detailed scheme of mitigation to prevent migration of ground gases by the provision of cut-off trenches or boundary gas venting, shall be submitted to and approved in writing by the local planning authority, prior to the commencement of development. The

- development shall be carried out in accordance with the approved mitigation scheme, or any later variation thereof approved by the local planning authority. After development commences, if any potentially contaminated flammable/toxic gas not previously identified is discovered or further gas mitigation is required, then a further assessment and mitigation/remediation strategy shall be submitted to and approved in writing by the local planning authority. If no further contamination/gas migration is found, then this should be detailed in a gas monitoring completion/verification report that shall be submitted to and approved in writing by the local planning authority.
- 5) No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
- i) a survey of the extent, scale and nature of contamination;
 - ii) the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.
- 6) No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option, the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development, or relevant phase of development, is occupied.
- 7) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, remediation and verification schemes

shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development, or relevant phase of development is resumed or continued.

- 8) No development, except for demolition, shall commence in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the principles contained within the Sustainable Drainage Strategy report by Richard Jackson Associates November 2020. The scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The scheme shall also demonstrate (with reference to published guidance) that
- i) silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, and
 - ii) appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

- 9) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the local planning authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.
- 10) No development shall take place until a noise assessment has been undertaken to assess the impact of noise arising from the adjacent quarry site. The assessment, together with any mitigation scheme recommended for protecting the proposed dwellings from noise, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details before any permitted dwelling is occupied unless an alternative period is otherwise agreed in writing by the local planning authority.
- 11) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a Palaeolithic watching brief to be undertaken by an archaeologist familiar with Palaeolithic remains. The watching brief shall be in accordance with a written programme and specification which shall have been submitted to and approved by the local planning authority and shall ensure that the excavation is observed, and items of interest and finds are recorded.

- 12) No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown in the Arboricultural Survey by Quaife Woodlands - AR/4020/jq dated 10/11/20 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered, and the land kept free of vehicles, plant, materials and debris.
- 13) The hard and soft landscaping details as shown on approved plan nos. N0704(08)020A, N0704(90)001A, N0704(96)001B shall be implemented prior to first occupation of the development hereby approved. If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five years of completion of the development, it shall be replaced with the same species or an approved alternative to the satisfaction of the local planning authority within the next planting season.
- 14) Before any part of the development is first occupied a landscape management plan, including long term design objectives covering a period of no less than 5 years, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.
- 15) Prior to the completion of the damp proof course, further details of the external finishes of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall accord with the approved details.
- 16) Prior to the completion of the damp proof course, further details of the proposed location, design and specification of the solar photovoltaic panels to be used within the development hereby approved shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the development.
- 17) Construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the local planning authority.
- 18) Prior to the completion of the damp proof course of the development hereby permitted details of an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination. Any lighting, which is so installed, shall thereafter be maintained, and operated in accordance with the approved details and shall not be altered other than for routine maintenance.
- 19) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority. This may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater, in which case, development shall only be carried out in accordance with the approved details.
- 20) The windows that serve the circulation cores and stairwells to the eastern facing elevations of blocks C and D of the development hereby permitted

- shall be glazed with obscure glass of no less than obscurity level 3 and shall be permanently fixed shut, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; the windows shall thereafter be permanently retained as such.
- 21) The development hereby permitted shall not be occupied until the on-site bicycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.
- 22) The development hereby permitted shall not be occupied until the storage facilities for bins and recycling shown on the approved plans have been provided and made available for use. These facilities shall be maintained in accordance with the approved details thereafter.
- 23) The development shall be constructed to provide on-site modern communication and technology infrastructure, which should include Broadband, high speed internet cabling and digital TV cabling. Details relating to the provision of such infrastructure shall be submitted prior to the completion of the damp proof course of any phase of the development. No residential unit in any phase shall be occupied until the approved infrastructure has been provided in each relevant phase, or in accordance with an alternative timescale agreed by the local planning authority as part of the approved details.
- 24) The car parking and turning arrangements shall be constructed in accordance with details shown on the approved plans. Prior to first occupation of the development hereby approved, details of a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the local planning Authority. The CPMP shall be implemented in accordance with the approved details and operated as first approved thereafter unless the local planning authority agrees to any variation in advance.
- 25) Prior to the completion of the damp proof course of the development hereby permitted, a Residential Travel Plan detailing measures to be put in place for the development shall be submitted to and approved in writing by the local planning authority. The Plan shall include reference to Travel Plan measures to be set out within the residents' welcome packs. The detailed Travel Plan for the development shall thereafter be carried out and operated as approved.
- 26) The development hereby permitted shall not be occupied until a scheme to show the provision of in excess of 15 electric vehicle charging points, including the proposed location, type and specifications has been submitted to and approved by the local planning authority. The charging points shall all be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). The charging point shall be installed in accordance with the approved details and shall be available for use prior to first occupation of the development.
- 27) The applicant shall obtain a Secured by Design accreditation for the development hereby permitted, a copy of which shall be submitted to and approved in writing by the local planning authority within three months of the completion of the development hereby permitted, unless otherwise agreed.

- 28) Within six months of works commencing, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the local planning authority. This shall include the recommendations in section 5.43 of the Preliminary Ecological Appraisal (Greengage November 2020) and section 5 of the 'Badger Survey Report and Mitigation Strategy' (Greengage November 2020). The approved details shall be implemented prior to first occupation of the development hereby approved and retained thereafter.
- 29) From commencement of works (including site clearance), all precautionary mitigation measures will be implemented in accordance with the details for the following: - For reptile mitigation - Sections 5.28 through to 5.31 of Preliminary Ecological Appraisal (Greengage November 2020); - For badger mitigation - Section 5 of the 'Badger Survey Report and Mitigation Strategy' (Greengage November 2020); - For bats mitigation - Sections 5.15 through to 5.33 of the bat emergence survey report (Greengage October 2020), unless varied by a European Protected Species licence subsequently issued by Natural England.

APPEARANCES

FOR THE APPELLANT

John Ferguson	Collective Planning
Morag Ellis	KC
Sara Boland	Influence
Martin Doughty	Richard Jackson Engineering Consultants
Kayleigh Chapman	Shoosmiths (Virtual)
Mark Felton	Impact Developments (Sevenoaks) Ltd

FOR THE LOCAL PLANNING AUTHORITY

Jim Sperry	Principal Planning Officer – Sevenoaks District Council
Samantha Simmons	Planning Officer – Sevenoaks District Council
Hazel Rose	Appeals Clerk – Sevenoaks District Council
Cllr Marilyn Canet	Ward Councillor – Sevenoaks District Council
Cllr Irene Collins	Ward Councillor – Sevenoaks District Council (Virtual)

INTERESTED PARTIES

Daniel Smith	Local resident – 4 Pinehurst
Stephen Brown	Local resident – 2 Pinehurst (Virtual)

[Page deliberately left blank]



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Ashley Bidwell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/02608/MMA
Your Ref:
Date: 6 December 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Site Of 60 Bethel Road Sevenoaks Kent TN13 3UE

Development: Amendment to 18/00313/FUL.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **15 December 2022** 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: DC.Committee@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 address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. In order to adhere to social distancing,

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



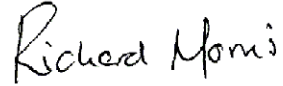
INVESTORS
IN PEOPLE

Platinum
Until 2022
41

please make it known when registering to speak whether you will be attending remotely or 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 initial 'R'.

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Anna Horn
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/02482/FUL
Your Ref:
Date: 6 December 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Lyndhurst Cottage Holly Bush Lane Sevenoaks Kent TN13 3UN

Development: Demolition of existing dwelling and replacement with 4 no. bedroom dwelling.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **15 December 2022** 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: DC.Committee@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 address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day

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



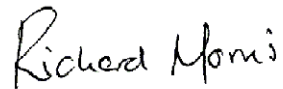
INVESTORS
IN PEOPLE

Platinum
Until 2022
43

before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or 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

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Ashley Bidwell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/02677/FUL
Your Ref:
Date: 6 December 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Specialist Lift Services The Quadrant 5 Victoria Road Sevenoaks
Kent TN13 1YD

Development: Change of use from commercial offices to 3 new dwellings with rooflight. New roof level to create new storey and external alterations. Partial demolition. Associated works including hard and soft landscaping. Alterations to fenestration.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **15 December 2022** 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: DC.Committee@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”.

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



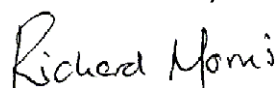
INVESTORS
IN PEOPLE

Platinum
Until 2022
45

Those wishing to speak, may address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or 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 script is cursive and fluid.

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

Joint Transportation Board

13 December 2022

Subject: Sevenoaks 20mph Speed limit, One-way Dartford Road traffic calming and 30mph Seal Hollow Road consultation report

Director and Head of Service:

KCC: Tim Read Head of Transportation

Cabinet Member:

KCC: David Brazier Cabinet Member for Highways and Transportation

Key or Non Key decision: Non Key

Decision Issues:

These matters are within the authority of the KCC Cabinet Member for Highways and Transportation

Sevenoaks ward(s):

Sevenoaks Town and St. John's

Sevenoaks Eastern

Sevenoaks Northern

Sevenoaks Kippington

Dunton Green and Riverhead

Summary and purpose of the report:

This is a report summarising the public consultation that has been undertaken on a proposed scheme to introduce a Town-wide 20mph, traffic calming on Dartford Road to support a 20mph speed limit at this location and a 30mph speed limit on the A25 Seal Road. The Town-wide 20mph speed limit is sponsored by the KCC Member for Sevenoaks Town following a petition being received at a previous Joint Transportation Board meeting.

To Recommend:

Members of the Board to consider and make a recommendation to:

- a) proceed to construction with the scheme as advertised.
 - b) amend the scheme, provided that the changes do not make the traffic regulation order advertisement null and void and are less restrictive and then proceed to construction.
 - c) amend the scheme and reconsult on amendments to traffic orders if more restrictive or new proposals are required.
 - d) abandon the scheme.
-

Next stage in process:

JTB to debate the report and make a recommendation. Approval of the recommendation by KCC Cabinet Member for Highways and Transportation.

1. Introduction

- 1.1 Following a resident organised petition of over 1800 signatories in support of a 20mph town wide speed limit presented to a June 2021 Joint Transportation Board, KCC has reviewed the viability of such a scheme. The proposals were based initially on the catchment area identified by the petition, which was then modified following pre-engagement meetings with various stakeholders including the local KCC Member for Sevenoaks Town, Sevenoaks town and district councillors as well as local business owners and residents. The 20mph zone consulted was determined using catchment walking distances of local schools in the town. The zone captures school walking routes to Trinity School (east), Sevenoaks School (south), New Beacon School and Riverhead Primary school (west). See appendix A for a School Heat Map showing the extent of the walking catchment for school trips.
- 1.2 In addition, large numbers of children and adults use the Stations at Bat & Ball and Sevenoaks with schools capturing a wide catchment area.
- 1.3 The main proposals we consulted on between 30 September 2022 and 10 November 2022.
- 1.4 The aim of the proposals are to encourage active travel and use of non-motorised vehicles to complete short journeys as well as reducing the risk of serious and fatal injuries as a result of higher speeds. On average for every 1 mph reduction in average speeds a 6% reduction in the accident rate can be achieved in urban areas^{1/2}. To achieve the reduced speeds around the War Memorial there is a proposed one-way traffic flow southbound on the A225, a new footway next to the War Memorial, a length of cycle lane and the inclusion of a zebra crossing. These combined proposals aim to change the environment in this location from a fairly wide carriageway to a narrower width for cars without affecting the War Memorial.
- 1.5 In addition, this report captures a related speed limit reduction proposal that was consulted on from 8 April 2022 to 2 May 2022 to remove a length of 40mph and replace with 30mph on the A25 Seal Road.

2. Detail

- 2.1 The scheme proposal has been split into three complementary parts. The three elements consulted on are to be considered as one joint proposal i.e. The Dartford Road one-way is linked to making the section of road 20mph compliant.
- 2.1 The schemes that have been consulted upon are shown in appendix B and Table 1 below:

Table 1: Traffic Regulations Order consulted

Section	Description
20mph Limit on various roads in Sevenoaks	AMHERTS PLACE, ARGYLE ROAD, ASH PLATT ROAD, ASHLEY CLOSE, ASHLEY ROAD, ASHGROVE

¹ Finch et al (1994) 'TRL Project Report 58: Speed, Speed Limits and Accidents' URL: <https://trl.co.uk/reports/PR58>

² Taylor et al (2002) 'TRL Report 421: The Effects of Drivers Speed on the Frequency of Road Accidents' URL: <https://trl.co.uk/reports/TRL421>

	ROAD, AVENUE ROAD, BEACON RISE, BEACONFIELDS, BEECH ROAD, BETENSON AVENUE, BOSVILLE DRIVE, BOSVILLE ROAD, BOURCHIER CLOSE, BRADBOURNE VALE ROAD, BRAESIDE AVENUE, BRAESIDE CLOSE, BRITTAINS LANE, BROOMFIELD ROAD, BUCKHURST AVENUE, BUCKHURST LANE, BURNTWOOD ROAD, CAVENDISH AVENUE, CHARTWAY, CHESTNUT LANE, CHICHESTER DRIVE, CHURCH FIELD, CRAWSHAY CLOSE, CROFT WAY, CROWNFIELDS, DARTFORD ROAD, DIBDEN LANE, DOWNSVIEW ROAD, EARDLEY ROAD, EGDEAN WALK, FARM ROAD, FIENNES WAY, FILMER LANE, GARDEN ROAD, GORDON ROAD, GRANGE ROAD, GRANVILLE ROAD, GRASSY LANE, GREATNESS LANE, GREATNESS ROAD, GREENWOOD WAY, GROVE ROAD, HIGHLANDS PARK, HIGH STREET, HILL CREST, HILLINGDON AVENUE, HILLINGDON RISE, HITCHEN HATCH LANE, HOLLY BUSH AVENUE, HOPGARDEN LANE, HOSPITAL ROAD, HUNSDON ROAD, JULIANS CLOSE, JULIANS WAY, LAKEVIEW ROAD, LAMBARDE DRIVE, LAMBARDE ROAD, LEA ROAD, LIME TREE WALK, LITTLE WOOD, LYNDHURST DRIVE, MADISON WAY, MARLBOROUGH CRESCENT, MERIEWOOD, MIDDINGS RISE, MILL LANE, MILL POUND CLOSE, MOREWOOD CLOSE, MOUNT CLOSE, MOUNT HARRY ROAD, NICOLSON WAY, NORTHVIEW ROAD, OAK LANE, OAKDENE ROAD, OAKFIELDS, ORCHARD CLOSE, PEMBROKE ROAD, PINEHURST, PINWOOD AVENUE, PLYMOUTH DRIVE, PLYMOUTH PARK, PONTOISE CLOSE, POUND LANE, QUEENS DRIVE, REDLANDS ROAD, ROBYNS WAY, ROCKDALE ROAD, SEAL HOLLOW ROAD, SHOREHAM LANE, SILK MILLS LANE, SOLEFIELDS ROAD, SOLEOAK DRIVE, SOUTH PARK, ST BOTOLPHS ROAD, ST JOHNS HILL, STAPLEFORD COURT, SUFFOLK WAY, SWAFFIELD ROAD, THE CLOSE, THE CRESCENT, THE DENE, THE DRIVE, THE GREEN, THE MIDDLEINGS, THE PADDOCKS, THE VINE, THICETTS, TUBS HILL, VALLEY DRIVE, VICTORIA ROAD, VINE AVENUE, VINE COURT ROAD, WATERCRESS CLOSE, WATER CRESS DRIVE, WARREN COURT, WELLMEADE DRIVE, WESTFIELD, WEAVERS LANE, WICKENDEN ROAD, WOODSIDE ROAD & WHITE FRIARS – For their entire length. LONDON ROAD (A224) – (1) From its junction with Tubs Hill to its junction with Hitchen Hatch Lane. (2) From its junction with Tubs Hill and its junction with Rockdale Road. TONBRIDGE ROAD (A225) – From its junction with High Street to a point 113 metres south of its junction with Solefields Road.
--	--

Dartford Road	New One-way traffic order between The Vine and St Botolph's Road in a southerly direction. Proposal includes a new zebra crossing and an advisory cycle lane.
30mph Seal Road	Reduce to 30mph A25 Seal Road from its junction with High Street to a point 95 metres west of its junction with Pinewood Avenue.

3. Relevant Council policy, strategies or budgetary documents

- 3.1 The Sevenoaks Transport strategy promotes improvements to walking and cycling facilities and networks especially within the urban areas of Sevenoaks. The KCC 20mph policy guidance enables existing average speeds of up to 28mph to be suitable for a 20mph speed limit by implementing signs, road markings and other innovative measures such as centre line road marking removal, staggered parking and use of planters or other methods to reduce road widths and therefore bring down average speeds to that of a compliant nature.
- 3.2 Sevenoaks District Council are producing a Local Cycling and Walking Infrastructure Plan (LCWIP) to further advance their existing Sevenoaks Cycling Strategy. The provision of more Active Travel Infrastructure within the Sevenoaks urban area is further complimented by the creation of a central Sevenoaks 20mph Zone by enhancing street layout and improved safety for walking and cycling.
- 3.3 The Sevenoaks Town June 2022 Neighbourhood Development Plan Policy M4 supports the introduction of a 20mph speed limit close to schools and in some residential areas.
- 3.4 Sevenoaks Town Council's Planning Committee meeting on 31 October 2022 expressed it's support of the amendment to speed limit Order on various roads in Sevenoaks including the reduction from 40mph to 30mph on A25 Seal Road.

4. Consultation

- 4.1 The Consultation for the 20mph and Dartford Road was undertaken between 30 September and 10 November 2022. The Consultation for Seal Road 30mph was undertaken between 8th April and 2nd May 2022.

The results of the consultations are presented in Table 2:

Table 2: Traffic Regulations Order Consultation Results

Consulted Traffic Regulation Order	Support	Object	Total
To introduce a 20mph Town-wide traffic regulation order	687 (47%)	776 (53%)	1463
To introduce a one-way route on Dartford Road in the southerly direction	394 (38%)	643 (62%)	1037
Traffic calming proposals for Dartford Road *	648 (43%)	693 (46%)	1506
To introduce a 30mph on Seal Road (from its junction with High Street to a point 95 metres west of its junction with Pinewood Avenue)	23 (74%)	8 (26%)	31

* Support made up of strongly agree and tend to agree, object made up of strongly disagree and tend to agree. The remaining neither agree or disagree (9%) or don't know (2%)

- 4.2 The vast majority of those responding to the consultation are Sevenoaks residents (90%). 6% of those responding are residents of somewhere else in Kent or further afield.
- 4.3 The most common mode of travelling in and around Sevenoaks is by car as the driver (87% of all consultees answering), followed by walking / on foot (73%). 28% travel by car as a passenger and 22% travel by bicycle or adapted cycle.
- 4.4 Consultees were given the opportunity to provide their reasons for their support or objection to the Order in their own words. For the purpose of reporting, we have reviewed respondents' comments and have grouped common responses together into themes. These are reported in the tables 3 to 8 below. 95% of consultees provided a comment at this question
- 4.5 Tables 3 to 8 summarise the responses to the 20mph speed limit, proposed 1 way changes to the Dartford Road and the other traffic calming proposals to Dartford Road and around the War Memorial..

Table 3: Summary of support responses to the 20mph proposal

Please tell us the reason for your support of the 20mph Proposal	% of total answering 1459
Better / safer for pedestrians / crossing the road	17%
Safer / increases safety (in general)	16%
Slows down traffic / traffic goes too fast / roads used as a rat run	16%
Needed in residential / built up areas / town centre / high footfall / around schools	13%
Better / safer for children / needed around schools	10%
Better for the environment / reduces pollution	10%
Better / safer for cyclists	10%
Limits should be enforced	8%
Less traffic noise / nicer / quieter environment	6%
Good idea / in support / makes sense	5%
Helps reduce cars on roads / too much traffic / encourages walking/cycling	5%
Needed in narrow streets / around parked cars / narrow pavements	5%
Causes fewer accidents / injuries / fatalities	5%
Improves traffic flow / doesn't affect journey times / less congestion	3%
Should be extended further	2%

Table 4: Summary of object responses to the 20mph proposal

Please tell us the reason for your objection to the 20mph Proposal	% of total answering 1459
20mph is unnecessary / waste of time / things are fine as they are / 30mph is adequate / speed isn't an issue	22%
Causes congestion / increase volume of traffic	13%
Hasn't worked in other towns (e.g. Tonbridge)	12%
Waste of money / money could be better spent elsewhere	11%
Drivers ignore the 20mph restrictions / can't be enforced	11%

Generates more emissions / pollution	11%
Covers too large an area / should be more selective / don't need a blanket restriction / not all roads need it	10%
Lack of evidence / statistics / not proven to improve safety / reduce accidents	9%
Slows traffic down too much / journeys take too long	7%
Causes more accidents / encourages reckless driving / tailgating / it's unsafe	5%
Does not / will not encourage more walking / cycling	4%
Causes anger / frustration	4%
Will discourage people from town / shopping	4%
Difficult to drive at 20mph / not good for modern cars	3%
Drivers lose concentration / focusing on speedometer, not on road	2%

Table 5: Summary of support responses to the Dartford Road One-way Proposal

Please tell us the reason for your support of the Dartford Road One-way proposal	% of total answering 1,019
Safer / increases safety	10%
Better / safer for pedestrians / crossing the road	9%
Agree with / support zebra crossing / pedestrian crossings	9%
Improves traffic flow / removes bottlenecks	8%
Creation of a cycle lane / encourages cycling	7%
Good idea / in support / makes sense	7%
Better / safer for cyclists	6%
Slows down traffic / traffic goes too fast / roads used as a rat run	6%
Better for the environment / reduces pollution	3%
Better / safer for children	2%

Table 6: Summary of object responses to the Dartford Road One-way Proposal

Please tell us the reason for your objection to the Dartford Road One-way proposal	% of total answering 1,019
Unnecessary / waste of time / things are fine as they are / makes no sense / no benefit	35%
Causes congestion	22%
Safety issues / higher risk of accidents / creates blind spots / especially with St Botolphs	16%
Waste of money / money could be better spent elsewhere	14%
Pushes traffic elsewhere / onto smaller roads	13%
Cycle lane too short / pointless as doesn't continue / should be extended	11%
War memorial becomes a roundabout / doesn't achieve intended outcome / detracts	9%
Lack of evidence / statistics / not proven to improve safety / reduce accidents	6%
Little gain / disadvantages outweigh advantages	5%
Will increase pollution	5%

Will cause causes confusion	5%
Impacts on residents	4%
Increase journey times	4%
Accessibility issues: affects trade / discourage people if nowhere to park	4%
Won't encourage me to walk / cycle	3%
Other traffic initiatives required (e.g. stopping cars parking on both sides of the road)	2%
Safer / increases safety	10%
Better / safer for pedestrians / crossing the road	9%
Agree with / support zebra crossing / pedestrian crossings	9%
Improves traffic flow / removes bottlenecks	8%
Creation of a cycle lane / encourages cycling	7%
Good idea / in support / makes sense	7%
Better / safer for cyclists	6%
Slows down traffic / traffic goes too fast / roads used as a rat run	6%
Better for the environment / reduces pollution	3%
Better / safer for children	2%

4.6 *Table 7: Summary of support responses to the traffic calming proposals for Dartford Road and The Vine.*

Please tell us the reason for your support to the traffic calming proposals to Dartford Rd and The Vine	% of total answering 1,257
Agree with / support zebra crossing / pedestrian crossings	17%
Better / safer for pedestrians / crossing the road	11%
Safer / increases safety	9%
Slows down traffic / traffic goes too fast	7%
Better / safer for cyclists	6%
Good idea / in support / makes sense / welcome proposals	5%
Better provision for pedestrians	5%
Reduce congestion	5%
Discourages car use / promotes different modes of transport	5%
Better for the environment / reduces pollution	3%
Better for area / community	2%
Better access to war memorial	2%
Better / safer for children	2%

4.7 *Table 8: Summary of object responses to the traffic calming proposals for Dartford Road and The Vine.*

Please tell us the reason for your objection to the traffic calming proposals to Dartford Rd and The Vine	% of total answering 1,257
Unnecessary / waste of time / things are fine as they are / makes no sense	24%
Causes congestion / more traffic / chaos	12%
Waste of money / money could be better spent elsewhere / not value for money	12%
Better provision for cyclists	8%

Won't work / won't achieve desired outcome / hasn't worked in other areas / towns	7%
Cycle lane too short / pointless as doesn't continue	7%
Safety issues (general)	5%
Disagree with war memorial / spoils it / disrespectful	5%
Pushes traffic elsewhere / onto smaller roads	5%
Won't make it safer for cyclists / cyclists don't use cycle paths	4%
Increases pollution / emissions	4%
Disagree with one way system	4%
Doesn't benefit pedestrians / pointless bit of path	4%
St. Botolphs - makes it difficult to cross / angle of turning	4%
Safety issues for pedestrians	3%
Lack of evidence	3%
Won't encourage more cycle use / more walking	3%
Maps unclear / not enough detail	3%

- 4.8 Table 9 below provides a combined summary of responses to the 30mph proposed changes to the A25 Seal Road (from its junction with High Street to a point 95 metres west of its junction with Pinewood Avenue).

Table 9: Summary of responses to support or object to the 30mph Speed Limit on A25 Seal Road, Seal

Please tell us, in the box below, the reason for your support or objection	Sample answers given	% of total answering 31
Support	The yoyo of speed limits between Seal and Seal Hollow Lane is plain daft and should have been made 30 (or less) years ago. Will make it safer to cycle here and reduce the risk of dangerous crashes to pedestrians and cyclists as the speed limit will be reduced.	74%
Object	These schemes are a waste of time and money unless you ensure that they are correctly policed. The reasons given are spurious and of no substance. In themselves they will be just as well served by leaving current limits unchanged.	26%

5. Options available with reasons for suitability for each proposed change

- 5.1 Members of the Board can consider and make a recommendation to:

- proceed to construction with the scheme as advertised.
- amend the scheme, provided that the changes do not make the traffic regulation order advertisement null and void and are less restrictive and then proceed to construction.
- amend the scheme and reconsult on amendments to traffic orders if more restrictive

- or new proposals are required.
- d) abandon the scheme.

6. Implications

Financial

- 6.1 The scheme proposals to date have been fully funded from KCC's Member for Sevenoaks Town Combined Members Grant (outline designs, feasibility studies and consultation).
- 6.2 Should these proposals be supported as a whole or amended, a detailed design will be required to acquire final costs and the officer time for this needs to be considered amongst other priorities.
- 6.3 Progressing any recommendations other than abandoning the scheme will require a Capital funding source to be identified. There is no KCC funding currently identified to progress these proposals. Sevenoaks Town Council and/or Sevenoaks District Council will be required to identify and allocate full funding to cover further detailed design work and eventual construction.
- 6.4 Estimated construction costs at present without contingencies typically (25%) are:
20mph & 30mph Speed Limits - **£120k**
- 6.5 Dartford Road one-way proposals including zebra crossing - **£65k**
- 6.6 It should be noted that construction costs have been rising rapidly with most construction costs increasing by 30% and in some cases by 60%, there are also very long order times.

Legal

- 6.7 Traffic regulation orders have been advertised, and if agreed will be made as confirmed orders pending identification of a suitable funding source. There are no other legal implications at this stage.

Equalities

- 6.8 The equalities impact assessment is included at Appendix C and shows that there will be positive impacts from reduced traffic speeds and therefore safer roads, and from the removal of vehicular traffic which encourages walking and cycling and brings overall health benefits.
- 6.9 No negative impacts on any of the protected characteristics have been identified.

7. Conclusions

- 7.1 The proposed scheme should help encourage more walking and cycling. 20mph speeds are the most appropriate limit where people and vehicles mix (from a road safety perspective). The new pedestrian crossing, and reduction of the road speed limit will provide improved access for all pedestrians to the railway stations, bus station, schools and overall help reduce the severity of injuries should an incident occur. It is therefore recommended that Members of the board decide on which option to progress with the understanding that future funding has not been identified.

Contact Officer:

Alan Osuoha

Alan Osuoha KCC Active Travel Schemes Project Manager and Designer

Background documents and appendices

Appendix A: School Heat Map

Appendix B: Consultation Report and Scheme Designs

Appendix C: Equality and Impact Assessment

Additional document(s) containing information exempt from publication:

No

Planning Applications to be Considered

Planning Applications received to be considered on 12 December 2022

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02262/LBCALT	Louise Cane 15/12/2022	Cllr Busvine	Will Kauffman 01732459388
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walker			35 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/22
Change of use from Class E (Office) to C3 (Residential).				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGPLWYBK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02672/FUL	Louise Cane 20/12/2022	Cllr Parry	Open Architecture 01732779580
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd		Land North East of Heron Wood	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/22
22/02672/FUL - Amended plan				
Demolition of existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping.				
A summary of the main changes are set out below: Further information has been submitted, to overcome the previous concerns raised by KCC Ecology.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIVLMJBKN0L00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03035/FUL	Louise Cane 15/12/2022	Cllr Busvine	Robert Wickham 01732456888
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Walker			35 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/22
Change of use from Class E (Office) to Class C3 (Residential)				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKS71PBKGB500			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03093/FUL	Samantha Simmons 13/12/22	Cllr Hogarth	Harringtons 01732742200

Planning Applications to be Considered

Planning Applications received to be considered on 12 December 2022

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Detry	Ground Floor Flat	59 Dartford Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			23/11/22
22/03093/HOUSE - Amended plan			
Two storey rear extension to the lower ground and ground floor areas with a flat roof and roof light, steps and retaining walls.			
A summary of the main changes are set out below:			
Application type and reference number updated. Design and access statement replaced.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL1GF2BKGFZ00		

5	Plan Number	Planning officer	Town Councillor	Agent
	22/03120/HOUSE	Stephanie Payne 13/12/2022	Cllr Eyre	NAPC 01285283200
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Cohen		Lynden Lodge	60 Kippington Road	Kippington
Town		County	Post Code	Application date
				22/11/22
Erection of a timber pre-fabricated single storey granny annexe for ancillary residential use associated with the dwelling.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL550XBKGIS00			

6	Plan Number	Planning officer	Town Councillor	Agent
	22/03131/HOUSE	Sean Mitchell 13/12/2022	Cllr Bonin	Open Architecture 01732779580
Case Officer				
Applicant		House Name	Road	Locality
Electrical Contractors' Association		ECA Court	24-26 South Park	Town
Town		County	Post Code	Application date
				22/11/22
Addition of 120 solar panels along the Southern and Western roofs.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL70DVBKKG600			

7	Plan Number	Planning officer	Town Councillor	Agent
	22/03144/HOUSE	Anna Horn 20/12/2022	Cllr Eyre	Open Architecture 01732779580
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Harvey		Panhaggerty	5 White Friars	Kippington
Town		County	Post Code	Application date
				29/11/22
New garage door, small rear infill extension and new dormers with associated internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLCKDJBKGM800			

Planning Applications to be Considered

Planning Applications received to be considered on 12 December 2022

8	<i>Plan Number</i> 22/03149/HOUSE	<i>Planning officer</i> Sean Mitchell 13/12/2022	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Sevenoaks Plans 01732240140
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Marsh		<i>House Name</i>	<i>Road</i> 4A Dartford Road	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/11/22
Single storey side extension, alterations to fenestration, erection of a new boundary fence.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLCKELBKGM100			

9	<i>Plan Number</i> 22/03199/HOUSE	<i>Planning officer</i> Stephanie Payne 16/12/2022	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Blackburn Architects 07885423671
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Whitehead		<i>House Name</i>	<i>Road</i> 9 The Dene	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/11/22
Proposed construction of single storey ground floor rear extension, and single storey first floor extension. Widening of driveway. Associated hard and soft landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLI4FJBKGQX00			

10	<i>Plan Number</i> 22/03201/HOUSE	<i>Planning officer</i> Samantha Simmons 16/12/2022	<i>Town Councillor</i> Cllr Mrs Parry	<i>Agent</i> Offset Architects 01732753333
<i>Case Officer</i>				
<i>Applicant</i> T Kalaher		<i>House Name</i> Silver Birches	<i>Road</i> Blackhall Lane	<i>Locality</i> Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/11/22
Demolition of garage and link. Erection of new side and rear extensions and loft conversion. Balcony, and fenestration alterations. New access gates.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLI4G9BKGR100			

11	<i>Plan Number</i> 22/03230/HOUSE	<i>Planning officer</i> Stephanie Payne 20/12/2022	<i>Town Councillor</i> Cllr Ancrum	<i>Agent</i> Harringtons 01732742200
<i>Case Officer</i>				
<i>Applicant</i> Mrs K Fox-Joyce		<i>House Name</i>	<i>Road</i> 30 Prospect Road	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/11/22
To demolish the covered area and erect a single storey pitched roof side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLPJ40BKGUH00			