

14th February 2023



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 20th February 2023**.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/8uS515ohKWM> 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.

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 7-22)

To receive and agree the Minutes from the Planning Committee Meeting held on 6th February 2023.

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 primarily at the Town Council Chambers unless indicated otherwise, 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.

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6 NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION ON PROPOSED CHANGES
(Pages 23-29)

a) To receive notice that the Department for Levelling Up, Housing, and Communities is running a consultation on its proposed revision of the National Planning Policy Framework (NPPF), as well as its proposed approach to preparing National Development Management Policies:

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

b) To note that the consultation will run until 2nd March 2023, after which it will be examined in detail by the Levelling up, Housing and Communities Committee in March 2023.

c) To receive the attached guide prepared by SLCC which summarises 26 helpful key points about the consultation document, and to note that SLCC's National Planning Advisor has also prepared a podcast (linked below) to provide further information about the proposals:

https://www.slcc.co.uk/news-publications/slcc-podcasts/?utm_source=emailmarketing&utm_medium=email&utm_campaign=news_bulletin_13_february_2023&utm_content=2023-02-14

d) To also receive the attached consultation questions, and to discuss and decide whether STC form a small Working Group to look over and provide response to the consultation, in particular to any questions concerning proposals that could affect Sevenoaks Town.

7 SEVENOAKS TOWN NEIGHBOURHOOD PLAN (STNP) REFERENDUM (Pages 31-34)

a) To receive notice that Sevenoaks District Council's Cabinet approved the Sevenoaks Town Neighbourhood Plan with its 17 modifications and 13 minor modifications for referendum on 9th February 2023. SDC's decision notice announcing this is attached.

b) To note that the Referendum will be held on 4th May 2023 and will coincide with the District and Parish elections.

c) To receive reminder that Sevenoaks Town Council may only publicise factual information about the Referendum, and may not encourage a yes or no vote from the point in which SDC publish the Information Statement (maximum of 28 working days before polling day).

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8 SPEED INDICATOR DEVICE LOCATION DATES (Pages 35)

To receive notice that the Sevenoaks Town Council's Speed Indicator Device was installed at its first location Bradbourne Vale Road on 15th February 2023, and to receive an indicative timetable of when and where the SID is scheduled to be installed next.

9 DEVELOPMENT CONTROL COMMITTEE (Pages 37-38)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 16th February 2023. This was previously allocated to Cllr Busvine.

- **22/02747/FUL – Land Behind De Winter House, Granville Road**

INFORMATIVE:

On 14th November 2022, Sevenoaks Town Council recommended refusal, unless:

- The Conservation Officer is satisfied that the plans won't undermine the character of the area.
- The Arboricultural Officer is satisfied that there will be minimal impact on the wooded nature of the site and no damage to the TPO'd trees,
- The Ecology Officer is satisfied that there will be no significant impact on local wildlife including owls, bats, badgers and nesting birds, and that necessary precautions will be taken for the nesting season.
- The Planning Officer is satisfied that there will be no significant loss of amenity to neighbours from the loss of the green corridor which separates De Winter House from the railway.

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=RJ8K9KBKFHX00>

10 KENT COUNTY COUNCIL CONSULTATION ON HOME TO SCHOOL TRANSPORT POLICY (Pages 39-51)

a) To receive notice that Kent County Council have launched a consultation on their new draft Home to School Transport Policy for children and young people ages 4-16 and their Post 16 Transport Policy Statements for the next two financial years. This will close on 21st March 2023.

<https://news.kent.gov.uk/articles/consultation-opens-on-kccs-home-to-school-transport-policy>

b) To note that copy of the consultation documents and the questionnaire are available via the following link, and a copy of the questions are attached.

<https://letstalk.kent.gov.uk/school-transport-policy>

c) To discuss and agree whether STC provide comment on the consultation and whether it assign a Working Group to put together a draft response.

11 PLANNING APPLICATIONS (Pages 53-59)

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](#).

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 13th February 2023.

12 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held on Monday 6th February 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtube.com/live/V3RObphn5Wo>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Apologies
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry – Mayor	Apologies
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

2 Members of the Public (1 attending virtually)

*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.

564 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

565 DECLARATIONS OF INTEREST

a) Cllr Clayton declared that he had a disclosable pecuniary interest in [Plan no. 14] 65-67 Hartslands Road, as he lives opposite it. He vacated the room while its recommendation was discussed and voted upon.

b) Cllr Dr Canet declared that she had a non-pecuniary interest in [Plans no. 19 and 20] Flats 1-8 and 17-24 Sevenoaks Place, High Street, as a trustee of the Almshouses. She took part in discussions but did not vote.

566 DECLARATIONS OF LOBBYING

a) Representation was received and forwarded to Cllrs from the Ashgrove Area Residents Association objecting to the following application. This was read aloud to the Committee under “Planning Applications” as requested by the Residents Association.

- **[Plan no. 2] 22/02645/OUT – Land South of Larches, Ashgrove Road**

b) Four representations were received and forwarded to Cllrs from a neighbour of the proposed development, objecting to the following application:

- **[Plan no. 16] 23/00030/HOUSE – 85 Bayham Road**

567 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 23rd January 2023.

It was RESOLVED that the minutes be approved.

568 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 held primarily at the Town Council Chambers unless indicated otherwise. These would also be live streamed on Youtube.

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

569 NEIGHBOURHOOD DEVELOPMENT PLAN – SEVENOAKS DISTRICT COUNCIL’S PROPOSED REFERENDUM DATE

a) The Committee received copy of correspondence from the Chief Executive of Sevenoaks District Council, announcing the District Council’s plans to hold the STNP Referendum in tandem with the 4th May 2023 District and Parish elections.

b) It was noted that this would be contingent on the District Council’s Cabinet approving the document for Referendum, and that this would be considered at their next meeting on 9th February 2023 at 7pm. It was also noted that the Cabinet’s decision would be published on via the below link following a 2 week call-in period:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=120&MId=2873&J=2>

c) It was noted that the Cabinet meeting would be livestreamed on the District Council’s Youtube channel via the below link, and that members wishing to watch the proceedings would need to tune in at 7pm on 9th February 2023, as it would not be uploaded online after the meeting:

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

570 APPEALS

a) Councillors noted that the below Public Inquiry would be held at the Council Chambers at the District Council Offices, Argyle Road, commencing at 10am on 7th February 2023.

- **APP/G2245/W/22/3308246: 21/04236/OUT – Land South of Little Brittain**

b) It was noted that Cllr Eyre would represent Sevenoaks Town Council in speaking against the application at the Inquiry.

571 SDC'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN COMPLETED BY Sustrans

a) The Committee received notice that SDC's Local Cycling and Walking Infrastructure Plan (LCWIP) had been completed by Sustrans and uploaded onto the District Council's website via the following link:

[https://www.sevenoaks.gov.uk/info/20069131/plan_2040/691/plan_2040 –
evidence base documents](https://www.sevenoaks.gov.uk/info/20069131/plan_2040/691/plan_2040_-_evidence_base_documents)

b) Cllr Clayton noted that the LCWIP prioritised the introduction of an East-West walking and cycling route and an Otford to Sevenoaks route. He also noted that the projected costs for an Otford to Sevenoaks route was significantly higher in the LCWIP's specification than ones proposed in earlier feasibility studies.

572 STC AND OTFORD PARISH COUNCIL ACTIVE TRAVEL COLLABORATION GROUP

a) The Committee received reminder that STC was working with OPC via a Working Group made up of Cllr Raikes, Cllr Eyre, Cllr Clayton, Cllr Shea and Cllr Parry, in order to investigate and consider contributing towards a cycling route between Otford and Sevenoaks.

b) Councillors noted that the Active Travel Collaboration Group (ATC) was currently considering upgrading an earlier 2017 feasibility study for the cycling route, and that this as well as the results of the LCWIP would be the focus of the next meeting.

c) Councillors noted that the ATC Group would be inviting a representative of Sevenoaks District Council to the next meeting in order for the two parties to explore how they could collaborate on the shared interest of introducing a cycling route between Otford and Sevenoaks.

573 SPEED INDICATOR DEVICE UPDATE

a) The Committee noted that Kent County Council (KCC) had ordered the equipment for a Speed Indicator Device (SID) in June 2022, to be situated and moved between the following locations:

- Brittain's Lane near Beaconfields
- St John's near Holly Bush Lane
- Bradbourne Vale Road near entrance to the riding school

b) The Committee received a further update from the Planning Committee Clerk that the SID equipment had since been received by KCC and was ready to install. The Town Clerk proposed that the Town Council's Open Spaces staff might be able to absorb the

role of installing and moving the SIDs, and noted that the Town Council would seek additional volunteers from the Town Councillors if required.

574 KENT COUNCY COUNCIL PROPOSAL TO AMEND EXISTING WAITING RESTRICTIONS ON HITCHEN HATCH LANE

a) The Committee received and noted Deposit Documents from Kent County Council for Amendment 45 a Waiting restrictions Order on the following length of road:

- **Hitchen Hatch Lane – On the southwest side reduce the limited/residents bay outside 13 Hitchen Hatch Lane by 6 metres in a north westerly direction.**

b) It was noted that representations supporting or objecting to the proposed Order could be made via Kent County Council's website before 20th February 2023:

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

575 APPLICATION FOR DISABLED PERSONS PARKING BAY IN CRAMPTONS ROAD, SEVENOAKS

a) Councillors received notice that Kent County Council had invited comments on an application and probable location plan for a disabled persons (blue badge) parking bay to be provided in Cramptons Road.

b) Cllr Dr Canet expressed her support for the proposed placement of the bay and its accessibility, and it was proposed by Cllr Parry that this feedback be forwarded to Kent County Council.

c) It was **RESOLVED** that Sevenoaks Town Council forward its support of the application to Kent County Council.

576 PLANNING APPLICATIONS

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

[Plan no. 9] The Bungalow, Knole Paddock (FOR)

[Plan no. 16] 85 Bayham Road (AGAINST)

(b) The meeting was adjourned to allow the Chairman to read aloud representation received from the Ashgrove Area Residents Association, by prior arrangement.

[Plan no. 2] Land South of Larches, Ashgrove Road (AGAINST)

(c) The Committee considered planning applications received during the two weeks ending 30th January 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

577 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued following the installation of the SIDs, announcing this and providing an overview of their projected benefits.

There being no further business the Chairman closed the meeting at 8:12pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 6-2-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02262/LBCALT	Louise Cane 14/02/2023	Cllr Busvine	Howard Sharp 017324593
<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>
				24/01/23
22/02262/LBCALT - Amended plan Change of use from class E (office) to C3 (residential). A summary of the main changes are set out below: Further details have been submitted in light of the comments received by the Conservation Officer.				
<i>Comment</i> Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the details flagged in her letter of 12 December 2022 have been satisfactorily addressed.				

Planning Applications Considered

Applications considered on 6-2-23

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02645/OUT	Anna Horn 09/02/2023	Cllr Parry	Vail Williams 0129361260
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
c/o Agent	Land South of Larches	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/01/23	

22/02645/OUT - Amended plan

Outline application for the development of 50 dwellings with all matters reserved except access.

A summary of the main changes are set out below:

1. Protected Species Surveys Document - prepared by Urban Edge Environmental Consulting and dated December 2022.
2. A copy of a letter from Kent Wildlife Trust regarding off-site Biodiversity Net Gain, letter dated January 2023.
3. Great Crested Newt District licensing form, dated 12/01/2023.
4. Email acknowledgement of the submission of the Great Crested Newt Licensing form from Natural England, dated 12/01/2023.
5. More information provided regarding the landscape buffer summarised here: it will be mixed scrub, will fall outside of the curtilage of the house, an appropriate Landscape and Ecology Management Plan will be implemented and landscape management will be undertaken by a suitably qualified management company.

Comment

Sevenoaks Town Council noted that the five additional documents submitted do not materially change the original proposals, and therefore continues to recommend refusal on the following grounds:

The proposals would be harmful to the Green Belt and Area of Outstanding Natural Beauty, contrary to SDC Policies LO8, SP1, as well as the NPPF Paragraph 89 which sets out exceptions for when development would be appropriate in the Green Belt - none of which, nor any other exceptional circumstances, this development meets. The plans would also result in a loss of Open Space and Green Infrastructure with an unacceptable impact on the character of the area, contrary to SDC Policy EN2, as well as being against SDC Policy EN5 as it would not preserve the landscape character in an AONB.

In addition, the following policies also appear to have relevance to this application and support the Town Council's recommendation for refusal: SDC Policy LO1 and LO8, EN1, EN4, EN6, GB10 and T1, as well as NPPF paragraphs 111, 138, 167, 176 and 177.

Planning Applications Considered

Applications considered on 6-2-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03035/FUL	Louise Cane 14/02/2023	Cllr Busvine	Howard Sharp 017324568
<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>
				24/01/23

22/03035/FUL - Amended plan

Change of use from Class E (Office) to Class C3 (Residential)

A summary of the main changes are set out below:

Further details have been submitted in light of comments received by the Conservation Officer.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the details flagged in her letter of 12 December 2022 have been satisfactorily addressed.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03257/HOUSE	Stephanie Payne 10/02/2023	Cllr Bonin	Carmen Austin 07866962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			47 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/23

22/03257/HOUSE - Amended plan

Replace 7 existing windows with new matching windows, except the existing windows are single glazed, the new windows will be double glazed.

A summary of the main changes are set out below:

A material sample of the leaded glass has been provided in response to Conservation Officer comments.

Comment

Sevenoaks Town Council recommended refusal unless the Conservation Officer is satisfied with the materials.

Planning Applications Considered

Applications considered on 6-2-23

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03270/HOUSE	Samantha Simmons 20/02/202	Cllr Morris Brown	Architecnique Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Ireland			15 Little Wood	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/23
22/03270/HOUSE - Amended plan				
Erection of a two storey side extension.				
A summary of the main changes are set out below: Drawings amended to change utility door to window.				

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03304/FUL	Samantha Simmons 08/02/202	Cllr Bonin	Blackburn Architects 0788 5188634
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Light			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/23
22/03304/FUL - Amended plan				
Erection of detached dwelling with associated garaging.				
A summary of the main changes are set out below:				
Additional information for Thames Water on drainage/foul water.				

Comment

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

- There is no issues of overlooking, overshadowing or loss of amenity for neighbouring houses
- The concerns raised by Thames Water about potential flooding, discharge of surface water, protection of wayleaves and easements and protection of groundwater are adequately addressed, and
- Conditions are in place to prohibit obstruction and permit safe access to the road and shared drive during construction.

Planning Applications Considered

Applications considered on 6-2-23

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03441/HOUSE	Christopher Park 16/02/2023	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Cunningham			1 Fiennes Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/23
Erection of fence.				

Comment

Sevenoaks Town Council recommended approval, unless the Planning Officer considers that the structure of the fence would be detrimental to the street scene.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03454/LBCALT	Anna Horn 15/02/2023	Cllr Bonin	Purcell 01227 475375
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Nisbet		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/01/23
Emergency repair works required to merlons on the south elevation of Stone Court, to prevent loss of building fabric and potential damage.				

Comment

Sevenoaks Town Council recommended approval, subject to the application being supported by the Conservation Officer.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03549/FUL	Anna Horn 10/02/2023	Cllr Michaelides	Oa-Residential 07801668
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		The Bungalow, Knole Paddock	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/23
Demolition of the existing detached dwelling and erection of replacement dwelling.				

Comment

Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that there is no adverse impact on the mature trees on site.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03569/HOUSE	Christopher Park 13/02/2023	Cllr Eyre	Bluelime 01322521026
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cook			16 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/23
Demolition of existing conservatory with a ground-floor flat roof extension. A first-floor pitched roof extension over the conversion of the existing garage to front and a new porch with a pitched roof to the front. Alterations to fenestration and rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-2-23

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03572/HOUSE	Christopher Park 10/02/2023	Cllr Parry	Pump House Designs 014 84074420
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parfitt			72 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/23
Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Alterations to fenestration and external materials.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03587/ADV	Louise Cane 08/02/2023	Cllr Shea	MG Signs 07968192232
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davis		Unit A, Sevenoaks Business Ce	Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/23
Two internally illuminated flexface signs, four non-illuminated flexface signs.				

Comment

Proposed from the Chair with Cllr Shea's remote attendance:

Sevenoaks Town Council recommended refusal on the grounds that the design, appearance and materials of the signage, as well as the light pollution created will be intrusive and cause loss of visual amenity to the residential area.

Informative:

Sevenoaks Town Council noted that the original planning permission granted in 2019 indicated that three mature trees would be planted to create screening for the residential area. These have not been shown in the new plans and should be added as per the previous permissions.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03590/HOUSE	Christopher Park 07/02/2023	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Bush			5 Julians Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/23
Erection of timber frame studio in the rear garden.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-2-23

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00008/HOUSE	Stephanie Payne 08/02/2023	Cllr Ancrum	RJS Designs 07875 0955
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A Oates			65-67 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/23
Full width rear dormer extension.				

Comment

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

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00029/HOUSE	Stephanie Payne 07/02/2023	Cllr Eyre	Skyline Design 07881 822
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M & Mrs S Campbell & DiCh			14 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/23
Partial width single storey rear extension and loft conversion with dormer and Juliet balcony to rear roof slope. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal based on the loss of amenity to the neighbours' gardens on Redlands Road.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00030/HOUSE	Christopher Park 07/02/23	Cllr Clayton	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jackson			85 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/23
Two storey side extension with single storey rear extension with rooflights. Proposed amendments to fenestration and alterations to facade materials. Partial demolition of garage.				

Comment

Sevenoaks Town Council had no objection to the two story side extension, however recommended refusal of the rear extension on grounds of loss of direct sunlight to the rear living room doors of no 84, and to the private amenity space. The Town Council is also concerned that the woodburner flue will affect the rear bedroom windows of both houses, and that the materials of the flue and windows do not match existing surroundings.

Planning Applications Considered

Applications considered on 6-2-23

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00057/HOUSE	Christopher Park 08/02/2023	Cllr Eyre	Offset Architects 0173275 2222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ching		Ormiston East	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/23
Demolition of existing garage. Construction of new, predominantly single storey, side extension and associated landscaping alterations.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00068/HOUSE	Christopher Park 09/02/2023	Cllr Camp	Martin Bush 0173274077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R James			61 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/23
Demolition of part rear side extension and external WC, erection of new single storey rear extension, raising the side rear extension with a new pitched roof over, and incorporating 3 new Velux windows in the rear roof.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no possibility of overlooking from the new velux windows in the roof.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00108/FUL	Louise Cane 15/02/2023	Cllr Michaelides	TRS Surveying 07760669 447
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A. Pople		Flats 1-8 & 17-24 Sevenoaks Pl	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/01/23
Redecoration of external joinery and replacement of rear elevation lean to roof coverings (8 in total) to the Lower Almshouses (No's 1-8) and Upper Almshouses (17-24) from artificial slate to natural welsh slates.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is no adverse impact on these important listed buildings.

Planning Applications Considered

Applications considered on 6-2-23

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00109/LBCALT	Louise Cane	Cllr Michaelides	TRS Surveying 07760 669 447
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Pople	Flats 1-8 & 17-24 Sevenoaks PI	High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/01/23	
Redecoration of external joinery and replacement of rear elevation lean to roof coverings (8 in total) to the Lower Almshouses (No's 1-8) and Upper Almshouses (17-24) from artificial slate to natural welsh slates.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is no adverse impact on these important listed buildings.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00122/HOUSE	Sean Mitchell 14/02/2023	Cllr Bonin	Harringtons 2006 017327
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Ruyant		25 Clarendon Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/01/23	
Single storey rear extension, part garage conversion including raising flat roof, removal of chimney and alterations to fenestration. Alterations to steps with new clear/glass hand rail.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposed changes are in keeping with the Conservation Area.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00133/HOUSE	Anna Horn 20/02/2023	Cllr Busvine	Willow Town & Country Pl
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs J Towers	Oak End	1A High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/01/23	
Demolition of existing timber glasshouse, erection of new timber summer house and detached timber garden store.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials to be used and subject to the condition that the use of the proposed buildings will remain ancillary to the main dwelling.

Planning Applications Considered

Applications considered on 6-2-23

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00134/LBCALT	Anna Horn 20/02/2023	Cllr Busvine	Willow Town & Country Pl
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Towers		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/23
Demolition of existing timber glasshouse, erection of new timber summer house and detached timber garden store.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials to be used and subject to the condition that the use of the proposed buildings will remain ancillary to the main dwelling.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00150/FUL	Samantha Simmons 20/02/202	Cllr Michaelides	TRS Surveying 07760669
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Moir			7, 9 and 11 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/23
Renew clay tiled roof covering and external redecoration.				

Comment

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

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00151/LBCALT	Samantha Simmons 20/02/202	Cllr Michaelides	TRS Surveying 07760669
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Moir			7, 9 and 11 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/23
Renew clay tiled roof covering and external redecoration.				

Comment

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

SLCC guidance document on the NPPF consultation document

Twenty-six things clerks need to know about the government's consultation on the National Planning Policy Framework

The government has published its long anticipated and delayed prospectus 'Levelling-up and Regeneration Bill: reforms to national planning policy' setting out its proposed revisions the National Planning Framework (NPPF).

The NPPF covers all planning issues and sets out the government's planning policies for England and how these should be applied.

The key proposals or areas of interest to clerks are outlined below:

1. **It is big.** It is over 50 pages, spans most of the planning system and poses 58 questions.
2. **A key theme is determining how to assess how many new homes need to be built and this should be distributed.** The government remains committed to its manifesto commitment of building of 300,000 new homes a year. It is not proposing any major changes to the existing national formula used to distribute this housing target across local authorities but will enable them plan for fewer homes in special circumstances "taking into account what should be protected in each area - be that our precious Green Belt or national parks, the character or an area, or heritage assets". Local authorities will also be able to bring forward their own method for assessing housing needs if they have exceptional circumstances, such as unusual demographic and geographic factors.
3. **Local planning authorities (LPAs) will be not required to alter Green Belt boundaries** if this would be the only way of meeting their housing need.
4. **Nor will they be required to build at high densities** (which would be significantly out-of-character with the existing area) if this would be the only way of meeting their housing need.
5. **The requirement for LPAs with an up-to-date local plan to continually demonstrate a five-year housing land supply will be removed.**
6. **They will also not be required to have a buffer of 5%, 10% or 20% on top of their 5-year housing land supply.**
7. **The uplift of 35 per cent to the assessed housing need for the 20 largest towns and cities in England will be retained.**
8. **Additional protections for neighbourhood plans** where a LPA's policies for the area covered by the neighbourhood plan are out-of-date.
9. **The process to prepare Local Plan** will be simplified such as relaxing the 'soundness' text through which they are examined.
10. **The provision of Social Rent homes to be enhanced.**

11. **More to be done to support the supply of specialist older people's housing.**
12. **Measures to encourage more community led housing developments especially affordable housing.**
13. **Past "irresponsible planning behaviour" by developers could in future be taken into account when applications are being determined.**
14. **Government data will be published on developers of sites over a certain size who fail to build out according to their commitments.** Such developers also may be subject to financial penalties.
15. **References to "Well-designed" to be changed to "Well designed and beautiful".**
16. **To consult on whether permitted development rights can be moderated by Design Codes.**
17. **Mansard roofs to be encouraged.**
18. **Seeking views on how planning policy can be strengthened to promote small-scale changes that can enhance biodiversity and support wildlife recovery including restricting the use of artificial grass by developers.**
19. **Food production value of land to be a consideration in the determination of planning decisions.**
20. **More measures aimed at supporting energy efficiency especially onshore wind development.**
21. **Reformed plan-making system to be introduced in late 2024.** LPAs will be required to start work on new plans by, at the latest, five years after adoption of their previous plan, and to adopt that new plan within 30 months.
22. **Plan-makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, etc.** for independent examination under the existing legal framework.
23. **Supplementary planning documents (SPDs) will be replaced by Supplementary Plans, which will be afforded the same weight as a local plan.**
24. **The new National Development Management Policies (NDPMs) to be published as a separate document and have statutory weight.** The concept is that such 'general' development control policies will be set by the government through the NDMP rather than LPAs.
25. In addition, to the reforms contained in the prospectus the government has also stated that it proposes to consult on measures to **give places greater local control over tourism accommodation** including a tourist accommodation registration scheme and reviewing the Use Classes Order.

Consultation Questions for the NPPF consultation

No. Question Wording

- | | |
|----|---|
| 1 | Do you agree that local planning authorities should not have to continually demonstrate a deliverable 5-year housing land supply (5YHLS) as long as the housing requirement set out in its strategic policies is less than 5 years old? |
| 2 | Do you agree that buffers should not be required as part of 5YHLS calculations (this includes the 20% buffer as applied by the Housing Delivery Test)? |
| 3 | Should an oversupply of homes early in a plan period be taken into consideration when calculating a 5YHLS later on or is there an alternative approach that is preferable? |
| 4 | What should any planning guidance dealing with oversupply and undersupply say? |
| 5 | Do you have any views about the potential changes to paragraph 14 of the existing Framework and increasing the protection given to neighbourhood plans? |
| 6 | Do you agree that the opening chapters of the Framework should be revised to be clearer about the importance of planning for the homes and other development our communities need? |
| 7 | What are your views on the implications these changes may have on plan-making and housing supply? |
| 8 | Do you agree that policy and guidance should be clearer on what may constitute an exceptional circumstance for the use of an alternative approach for assessing local housing needs? Are there other issues we should consider alongside those set out above? |
| 9 | Do you agree that national policy should make clear that Green Belt does not need to be reviewed or altered when making plans, that building at densities significantly out of character with an existing area may be considered in assessing whether housing need can be met, and that past over-supply may be taken into account? |
| 10 | Do you have views on what evidence local planning authorities should be expected to provide when making the case that need could only be met by building at densities significantly out of character with the existing area? |
| 11 | Do you agree with removing the explicit requirement for plans to be 'justified', on the basis of delivering a more proportionate approach to examination? |
| 12 | Do you agree with our proposal to not apply revised tests of soundness to plans at more advanced stages of preparation? If no, which if any, plans should the revised tests apply to? |
| 13 | Do you agree that we should make a change to the Framework on the application of the urban uplift? |
| 14 | What, if any, additional policy or guidance could the department provide which could help support authorities plan for more homes in urban areas where the uplift applies? |

No. Question Wording

- | | |
|----|---|
| 15 | How, if at all, should neighbouring authorities consider the urban uplift applying, where part of those neighbouring authorities also functions as part of the wider economic, transport or housing market for the core town/city? |
| 16 | Do you agree with the proposed 4-year rolling land supply requirement for emerging plans, where work is needed to revise the plan to take account of revised national policy on addressing constraints and reflecting any past over-supply? If no, what approach should be taken, if any? |
| 17 | Do you consider that the additional guidance on constraints should apply to plans continuing to be prepared under the transitional arrangements set out in the existing Framework paragraph 220? |
| 18 | Do you support adding an additional permissions-based test that will 'switch off' the application of the presumption in favour of sustainable development where an authority can demonstrate sufficient permissions to meet its housing requirement? |
| 19 | Do you consider that the 115% 'switch-off' figure (required to turn off the presumption in favour of sustainable development Housing Delivery Test consequence) is appropriate? |
| 20 | Do you have views on a robust method for counting deliverable homes permissioned for these purposes? |
| 21 | What are your views on the right approach to applying Housing Delivery Test consequences pending the 2022 results? |
| 22 | Do you agree that the government should revise national planning policy to attach more weight to Social Rent in planning policies and decisions? If yes, do you have any specific suggestions on the best mechanisms for doing this? |
| 23 | Do you agree that we should amend existing paragraph 62 of the Framework to support the supply of specialist older people's housing? |
| 24 | Do you have views on the effectiveness of the existing small sites policy in the National Planning Policy Framework (set out in paragraph 69 of the existing Framework)? |
| 25 | How, if at all, do you think the policy could be strengthened to encourage greater use of small sites, especially those that will deliver high levels of affordable housing? |
| 26 | Should the definition of "affordable housing for rent" in the Framework glossary be amended to make it easier for organisations that are not Registered Providers – in particular, community-led developers and almshouses – to develop new affordable homes? |
| 27 | Are there any changes that could be made to exception site policy that would make it easier for community groups to bring forward affordable housing? |
| 28 | Is there anything else that you think would help community groups in delivering affordable housing on exception sites? |

No. Question Wording

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|----|--|
| 29 | Is there anything else national planning policy could do to support community-led developments? |
| 30 | Do you agree in principle that an applicant's past behaviour should be taken into account into decision making? |
| 31 | Of the two options above, what would be the most effective mechanism? Are there any alternative mechanisms? |
| 32 | Do you agree that the 3 build out policy measures that we propose to introduce through policy will help incentivise developers to build out more quickly? Do you have any comments on the design of these policy measures? |
| 33 | Do you agree with making changes to emphasise the role of beauty and placemaking in strategic policies and to further encourage well-designed and beautiful development? |
| 34 | Do you agree to the proposed changes to the title of Chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places', to further encourage well-designed and beautiful development? |
| 35 | Do you agree greater visual clarity on design requirements set out in planning conditions should be encouraged to support effective enforcement action? |
| 36 | Do you agree that a specific reference to mansard roofs in relation to upward extensions in Chapter 11, paragraph 122e of the existing framework is helpful in encouraging LPAs to consider these as a means of increasing densification/creation of new homes? If no, how else might we achieve this objective? |
| 37 | How do you think national policy on small scale nature interventions could be strengthened? For example, in relation to the use of artificial grass by developers in new development? |
| 38 | Do you agree that this is the right approach making sure that the food production value of high value farm land is adequately weighted in the planning process, in addition to current references in the Framework on best most versatile agricultural land? |
| 39 | What method or measure could provide a proportionate and effective means of undertaking a carbon impact assessment that would incorporate all measurable carbon demand created from plan-making and planning decisions? |
| 40 | Do you have any views on how planning policy could support climate change adaptation further, specifically through the use of nature-based solutions that provide multi-functional benefits? |
| 41 | Do you agree with the changes proposed to Paragraph 155 of the existing National Planning Policy Framework? |

No. Question Wording

- | | |
|----|--|
| 42 | Do you agree with the changes proposed to Paragraph 158 of the existing National Planning Policy Framework? |
| 43 | Do you agree with the changes proposed to footnote 54 of the existing National Planning Policy Framework? Do you have any views on specific wording for new footnote 62? |
| 44 | Do you agree with our proposed Paragraph 161 in the National Planning Policy Framework to give significant weight to proposals which allow the adaptation of existing buildings to improve their energy performance? |
| 45 | Do you agree with the proposed timeline for finalising local plans, minerals and waste plans and spatial development strategies being prepared under the current system? If no, what alternative timeline would you propose? |
| 46 | Do you agree with the proposed transitional arrangements for plans under the future system? If no, what alternative arrangements would you propose? |
| 47 | Do you agree with the proposed timeline for preparing neighbourhood plans under the future system? If no, what alternative timeline would you propose? |
| 48 | Do you agree with the proposed transitional arrangements for supplementary planning documents? If no, what alternative arrangements would you propose? |
| 49 | Do you agree with the suggested scope and principles for guiding National Development Management Policies? |
| 50 | What other principles, if any, do you believe should inform the scope of National Development Management Policies? |
| 51 | Do you agree that selective additions should be considered for proposals to complement existing national policies for guiding decisions? |
| 52 | Are there other issues which apply across all or most of England that you think should be considered as possible options for National Development Management Policies? |
| 53 | What, if any, planning policies do you think could be included in a new framework to help achieve the 12 levelling up missions in the Levelling Up White Paper? |
| 54 | How do you think that the framework could better support development that will drive economic growth and productivity in every part of the country, in support of the Levelling Up agenda? |
| 55 | Do you think that the government could go further in national policy, to increase development on brownfield land within city and town centres, with a view to facilitating gentle densification of our urban cores? |
| 56 | Do you think that the government should bring forward proposals to update the framework as part of next year's wider review to place more emphasis on making sure that women, |

No.	Question Wording
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	girls and other vulnerable groups in society feel safe in our public spaces, including for example policies on lighting/street lighting?
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57	Are there any specific approaches or examples of best practice which you think we should consider to improve the way that national planning policy is presented and accessed?
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58	We continue to keep the impacts of these proposals under review and would be grateful for your comments on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in this document.
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Sevenoaks Town Neighbourhood Plan

Decision Statement

Reg. 18(2) - The Neighbourhood Planning (General) Regulations 2012

Summary

1. Following an independent examination undertaken by way of written representations, Sevenoaks District Council (SDC) now confirms that the Sevenoaks Town Neighbourhood Plan (STNP) will proceed to a Neighbourhood Planning Referendum.

2. This decision statement is available on the STNP page of the SDC website: https://www.sevenoaks.gov.uk/info/20069153/sevenoaks_town_neighbourhood_plan and will be displayed at the District Council office, Argyle Road. A copy will also be sent to Sevenoaks Town Council for display at their offices.

Background

3. SDC formally designated the area shown at **Appendix 1** as the Sevenoaks Town Neighbourhood Area in October 2013.

4. Following the submission of the STNP to SDC, the plan was publicised, and representations were invited. The publicity period ran from 4 August to 22 September 2022.

5. The District Council appointed an Independent Examiner, David Hogger BA MSc MRTPI MCIHT to examine whether the STNP met the basic conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and whether the STNP should proceed to a referendum.

6. The Examiner's Report recommended a number of modifications so that the STNP is able to comply with the 'basic conditions' and other relevant statutory provisions and that the submission plan if modified can be put to referendum.

7. The Executive Summary of the Examiner's Report (21 December 2022) states: "From my examination of the Sevenoaks Town Neighbourhood Development Plan and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions".

8. In the summary, the Examiner's Report states that the independent Examiner recommends to SDC "that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements".

Recommendations, Decisions and Reasons

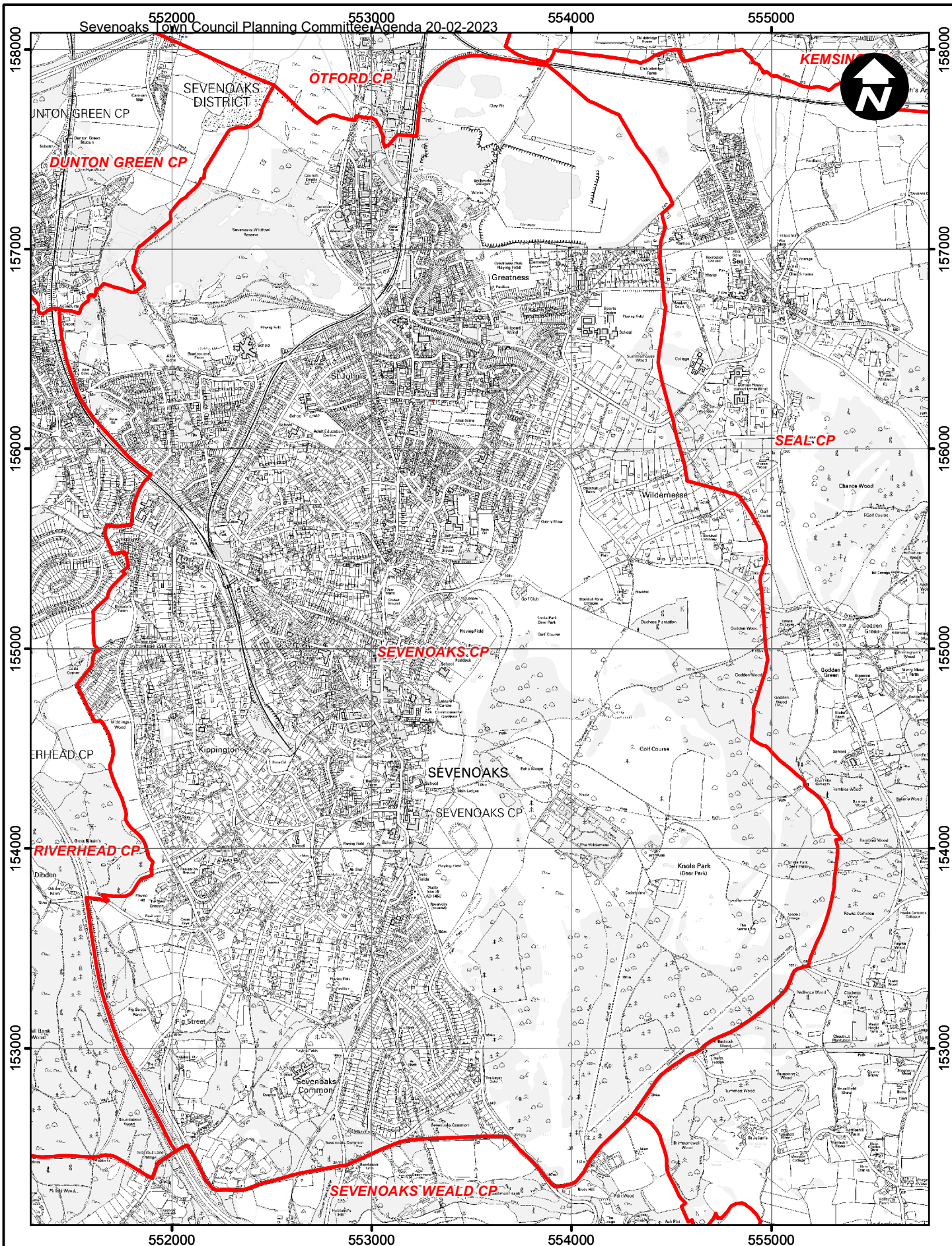
9.The Neighbourhood Planning (General) Regulations 2012, Regulation 18 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4a to the Town and Country Planning Act 1990 (as applied by Section 38A of the Planning and Compulsory Purchase Act 2004).

10.Having considered the recommendations made by the Examiner's report, and the reasons for them, SDC in conjunction with STC (the Qualifying Body) has agreed to accept the modifications made to the draft plan under paragraph 12(6) of Schedule 4B to the Town and Country Planning Act 1990 in response to the Examiner's recommendations/ modifications.

11.To meet the requirements of the Localism Act 2011 a referendum which poses the question, '*Do you want Sevenoaks District Council to use the Neighbourhood Plan for Sevenoaks Town to help it decide planning applications in the Neighbourhood Area?*' will be held in the area formally designated as the Sevenoaks Town Neighbourhood Area, that is Sevenoaks Town Council Parish Boundary (see Appendix 1), to ensure the community has the final say on whether the neighbourhood plan comes into force or not.

12.The date on which the referendum will take place is Thursday 4 May 2023.

Appendix 1: Neighbourhood Area (Sevenoaks Town Council Parish Boundary)



Sevenoaks
DISTRICT COUNCIL

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Sevenoaks District Council, 100019428, 2013.

SEVENOAKS PARISH WARDS

Sevenoaks CP

Scale: 1:25,000
Date: August 2013

Timetable for the location of Sevenoaks Town Council's Speed Indicator Device:

Location	Dates
Bradbourne Vale Road facing WEST (affecting East-bound traffic)	15 th February 2023 – 12 th April 2023
Bradbourne Vale Road facing EAST (affecting West-bound traffic)	12 th April 2023 – 7 th June 2023
St Johns Hill near Holly Bush Lane NORTH (affecting South-bound traffic)	7 th June 2023 – 2 nd August 2023
St Johns Hill near Holly Bush Lane SOUTH (affecting North-bound traffic)	2 nd August 2023 – 27 th September 2023
Brittains Lane by Beaconfields facing NORTH (affecting South-bound traffic)	27 th September 2023 – 22 nd November 2023
Brittains Lane by Beaconfields facing SOUTH (affecting North-bound traffic)	22 nd November 2023 – 17 th January 2024

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Ashley Bidwell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/02747/FUL
Your Ref:
Date: 7 February 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Land Behind De Winter House Granville Road Sevenoaks Kent
TN13 1DZ

Development: New build detached house with associated car parking and landscaping.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **16 February 2023** 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

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



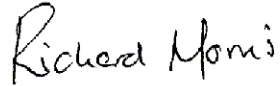
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37

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

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Section 2 – Home to School Transport Policy for Children and Young People aged 4 to 16

The next set of questions relate to the proposed Transport Policy for children and young people aged 4 to 16.

Pages 4 to 6 of the consultation document provide a summary of the draft policy. The consultation document and full draft policy are available from the consultation webpage www.kent.gov.uk/schooltransportpolicy

Q4. Is it clear how this policy relates to you and those in your household who use transport to access education? *Select **one** option. If you are responding as a professional or on behalf of an organisation, please skip this question. There will be the opportunity to provide general feedback or suggestions on the policy in Q7.*

☐	Yes
☐	Partly
☐	No
☐	Don't know

Q4a. What part of the Transport Policy could be made clearer? *If your suggestion relates to a specific section/page, please provide details.*

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

The draft Transport Policy includes a number of improvements. More information on these improvements are on pages 4 to 6 of the consultation document.

Q5. To what extent do you agree or disagree with the proposed improvements?

Please select **one** option per row.

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Don't know
1. Ensuring full support for pupils where KCC as the corporate parent has responsibility for providing the best possible care.						
2. Formalising KCC's Personal Transport Budget scheme and make it available to eligible mainstream pupils.						
3. Allowing schools to support their own entitled pupils more easily by school led transport arrangements.						
4. Providing automatic eligibility for a younger sibling who attends the same school as an older entitled sibling, but who otherwise would not be entitled to free school transport.						
5. Providing automatic eligibility for younger siblings where KCC Members have upheld an appeal for an older sibling with the same circumstances.						

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Don't know
6. Automatically approve transport to alternative addresses where there is zero cost to the KCC.						

Q5a. If you would like to comment on any of the improvements in question 5, please tell us in the box below.

If your comment relates to a specific improvement, please make that clear in your comment by adding the number. Please do not include any personal information that could identify you within your response.

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Equality Analysis

To help ensure that we are meeting our obligations under the Equality Act 2010 we have prepared an initial Equality Impact Assessment (EqIA) for the draft Transport Policy.

An EqIA is a tool to assess the impact any proposals would have on the protected characteristics: age, disability, sex, gender identity, sexual orientation, race, religion or belief, and carer's responsibilities.

A summary of potential impacts can be found on page 7 of the consultation document. The consultation document and full EqIA are available at www.kent.gov.uk/schooltransportpolicy or on request.

Q6. We welcome your views on our equality analysis and if you think there is anything we should consider relating to equality and diversity. Please add any comments in the box below.

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

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Q7. If you have any other comments or suggestions on the draft Home to School Transport Policy for Children and Young People aged 4 to 16, including anything you feel is missing, please add them in the box below.

Please do not include any personal information within your response.

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Cycle Bursary Scheme

We are starting to explore the potential for a Cycle Bursary Scheme and would welcome your views at this early stage. The scheme would enable parents of children eligible for free school transport to receive a sum of money to buy their child a bicycle, instead of being provided access to a free KCC vehicle. The scheme would include safety equipment and some additional money for maintenance costs to ensure the bicycle remains safe and road worthy. This could be in the region of £300 to £500 and would likely cover three years of transport support.

Q8. Is the Cycle Bursary Scheme something that would be of interest to you or your child(ren)? *Please select **one** only.*

☐	Yes
☐	Maybe
☐	No
☐	Don't know
☐	Not applicable

Q8a. If you have any feedback or suggestions on a potential Cycling Bursary Scheme, please tell us in the box below. *Please do not identify yourself or anyone else.*

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Section 3 – Post 16 Transport Policy Statements

The draft 2023-24 Post 16 Transport Policy Statement

No changes are being proposed for the 2023-24 Post 16 Policy Statement, however KCC is legally required to consult every year. Page 9 of the consultation document provides a summary of the draft Statement. The consultation document and full draft Statement are available from the consultation webpage

www.kent.gov.uk/schooltransportpolicy

There will be the opportunity to provide your feedback on the Statement for 2024-25 in the next question.

Q9. If you have any comments on the draft Post 16 Transport Policy Statement for 2023-24, please provide them in the box below.

If you don't have any comments, please move on to the next question. Please do not include any personal information within your response.

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

The draft 2024-25 Post 16 Transport Policy Statement

The draft 2024-25 Statement proposes three changes to provision for SEND learners over 16 years of age. The consultation document, which is available from the consultation webpage along with the full draft Statement, provides more information.

Proposal 1: Remove the discretionary provision of wholly free Post 16 transport for learners with SEND

As is the case with mainstream pupils, these pupils would be expected to pay a contribution consistent with the subsidies under the Kent 16+ Travel Saver pass. A higher subsidy option would be made available to families who qualify for low-income support.

This would mean that KCC still provide a greater level of support in many cases for pupils with SEND as a result of their increased need. However, all pupils will be expected to make the same initial contribution regardless of total overall cost.

Q10. To what extent do you agree or disagree with the removal of wholly free Post 16 transport for learners with SEND?

Please select **one** option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	Don't know

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Q10a. Please add any comments you have on this proposal in the box below. Please do not include any personal information within your response.

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Proposal 2: Remove the discretionary provision of additional drop off and collection times for Post 16 learners to accommodate partial attendance

This would mean that drop off and collections would only be at the start and end of a normal full academic day.

Q11. To what extent do you agree or disagree with the removal of additional drop off and collection times for Post 16 learners? Please select *one* option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	Don't know

Q11a. Please add any comments you have on this proposal below. Please do not include any personal information within your response.

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Proposal 3: Introduce qualifying criteria for learners seeking transport support for new education courses started after their 19th birthday.

This means that when assessing the need for transport support for learners aged 19 to 25 who did not start a course before their 19th birthday, we would not consider it necessary, other than in exceptional circumstances, to provide transport for a learner to attend an additional Further Education course at the same level or equivalent, where the learner had previously attended and completed a course within the Further Education sector.

Q12. To what extent do you agree or disagree with the introduction of qualifying criteria for learners seeking transport support for new courses started after their 19th birthday? Please select *one* option.

☐
☐
☐

Strongly agree

Tend to agree

Neither agree nor disagree

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

☐	Tend to disagree
☐	Strongly disagree
☐	Don't know

Q12a. Please add any comments you have on this proposal below. Please do not include any personal information within your response.

Equality Analysis

We have prepared an initial Equality Impact Assessment (EqIA) for the draft 2024-25 Post 16 Transport Policy Statement.

On pages 12 to 13 of the consultation document we have summarised the potential impacts and mitigations. The consultation document and full EqIA is available at www.kent.gov.uk/schooltransportpolicy or on request.

Q13. We welcome your views on our EqIA for the draft 2024-25 Post 16 Transport Policy Statement and if you think there is anything else we could do to lessen the impacts on learners and their families. Please write your comments/suggestions below. Please do not include any personal information within your response.

Home to School Transport Policy and Post 16 Transport Policy Statements

Public consultation 25 January to 21 March 2023

Q14. If you have any other comments on the proposed Post 16 Transport Policy Statement for 2024-25, please provide them in the box below. *Please do not include any personal information within your response.*

Section 4 - Home to School and Post-16 Transport Retendering Procedure for Pupils with an EHCP and/or SEND

The draft annex is available in full in the draft Home to School Transport Policy on the consultation webpage www.kent.gov.uk/schooltransportpolicy

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Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicola Furlonger 10/03/2023	Cllr Granville-Baxter	David Lock Associates 01908666276
<i>Case Officer</i>				
<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>
				08/02/23
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: Additional information relating to the assessment of transport impacts, impacts on the Area of Outstanding Natural Beauty and the strategy for biodiversity mitigation and enhancements. No change to development.				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7THZFBK0LO00		

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02834/FUL	Samantha Simmons 02/03/202	Cllr Mrs Parry	Whaleback Planning & Design
<i>Case Officer</i>				
<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>
				09/02/23
22/02834/FUL - Amended plan				
Erection of a new dwelling and double bay garage. Associated landscaping. A summary of the main changes are set out below: Amendment to proposed materials (red brick elevations and plain tile roof now proposed).				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJP8A6BKFQF00		

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03151/HOUSE	Stephanie Payne 02/03/2023	Cllr Ancrum	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/23
Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLCKFFBKGM00		

Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

4	Plan Number	Planning officer	Town Councillor	Agent
	22/03357/FUL	Stephanie Payne 01/03/2023	Cllr Busvine	N/A
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr C Corner				
The Lodge				
Tonbridge Road				
Town				
Town				
County				
Post Code				
Application date				
08/02/23				
22/03357/FUL - Revalidated plan				
Replacement of existing windows and external doors. Enclosure of porch area for installation of air source heat pumps. Alterations to roof for PV collector panels. Creation of separate bin and cycle store enclosure.				
A summary of the main changes are set out below:				
Red line does change to extend up to the public highway on Site location and site plan. Proposed site plan provided.				
Red line to include access, new plans attached now do this.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RM9WEDBKH4900				

5	Plan Number	Planning officer	Town Councillor	Agent
	22/03381/ADV	Stephanie Payne 23/02/2023	Cllr Busvine	New Vision Signs & Graphics 01 274767706
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mrs S Vesey-Hague				
Neo Orthodontics				
49 London Road				
Town				
Town				
County				
Post Code				
Application date				
02/02/23				
22/03381/ADV - Amended plan				
Replacement external signage.				
A summary of the main changes are set out below:				
The site address has been changed as it was incorrectly listed as 49A London Road. The correct address of the proposed works is 49 London Road.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMFGF6BKH6H00				

6	Plan Number	Planning officer	Town Councillor	Agent
	22/03441/HOUSE	Christopher Park 02/03/2023	Cllr Parry	N/A
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr G Cunningham				
1 Fiennes Way				
Kippington				
Town				
County				
Post Code				
Application date				
13/02/23				
22/03441/HOUSE - Amended plan				
Erection of fence.				

Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

A summary of the main changes are set out below:

The scale of the fence/gate drawing was corrected.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMSF7HBKHCJ00>

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03496/ADV	Sean Mitchell 03/03/2023	Cllr Dr Canet	Alder King Planning Consultants
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Ltd		Sainsburys	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/23

22/03496/ADV - Amended plan

1 no. new freestanding totem sign.

A summary of the main changes are set out below:

Amended parish location: Otford is the correct Parish, with Sevenoaks Northern as an adjoining Parish.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMXZ5ZBKHGM00>

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03511/HOUSE	Christopher Park 02/03/2023	Cllr Dr Canet 02/03/2023	Samuel Moss 07796454747
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taylor			32 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/23

22/03511/HOUSE - Amended plan

First floor side extension with cladding and rooflight.

A summary of the main changes are set out below:

A proposed bathroom has been substituted for a study. Additionally, a window is now proposed to the rear elevation of the extension.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMZTQQBKHHHP00>

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03549/FUL	Anna Horn 23/02/2023	Cllr Michaelides	Oa-Residential 07801667311

Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent	The Bungalow, Knole Paddock	Seal Hollow Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			02/02/23
22/03549/FUL - Amended plan			
Demolition of the existing detached dwelling and erection of replacement dwelling.			
A summary of the main changes are set out below:			
The applicant has submitted a Tree Report.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN932PBKHME00		

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00006/FUL	Samantha Simmons 24/02/202	Cllr Busvine	Willow Town and County Plannin
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Carpenter		33 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/02/23	
23/00006/FUL - Amended plan				
Change of use of existing Office (Class E) to 1 x 2 bed residential unit, inclusive of internal and external alterations.				
A summary of the main changes are set out below:				
Removal of window shutters.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNX5Q3BKHQ900			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00007/LBCALT	Samantha Simmons 24/02/202	Cllr Busvine	Willow Town and Country Planni
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Carpenter		33 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/02/23	
23/00007/LBCALT - Amended plan				
Change of use of existing Office (Class E) to 1 x 2 residential unit, inclusive of internal and external alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNX5Q4BKHQA00			

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00149/FUL	Stephanie Payne 22/02/2023	Cllr Michaelides	StudioCBD 07817776603

Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr D Brown		72A Granville Road	Town
Town	County	Post Code	Application date
			01/02/23
Demolition of the existing rear extension and the construction of a single storey rear extension with installation of new window in flank elevation. New fenestration and patio.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROSN2XBK18S00		

13	Plan Number	Planning officer	Town Councillor	Agent
	23/00178/FUL	Christopher Park 24/02/2023	Cllr Bonin	
Case Officer				
Applicant		House Name	Road	Locality
Mr J Browne		Outside Sevenoaks Post Office	South Park	Town
Town		County	Post Code	Application date
				03/02/23
Installation of BT street hub and associated display of advertisement to both sides of the unit.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP01PBBKIBO00			

14	Plan Number	Planning officer	Town Councillor	Agent
	23/00179/ADV	Christopher Park 24/02/2023	Cllr Bonin	Harleguin Group 07771933093
Case Officer				
Applicant		House Name	Road	Locality
M Brown		Outside Sevenoaks Post Office	South Park	Town
Town		County	Post Code	Application date
				03/02/23
Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP0300BKIBQ00			

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00183/MMA	Louise Cane 23/02/2023	Cllr Parry	Open Architecture 01732779580
Case Officer				
Applicant		House Name	Road	Locality
Fletcher		Chenies	84 Oakhill Road	Kippington
Town		County	Post Code	Application date
				02/02/23
Amendment to 22/01205/HOUSE.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP031DBKIBY00			

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00191/HOUSE	Christopher Park 23/02/2023	Cllr Ancrum	Coleman Anderson 0189253712

Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr T Stonehill	Moongate, 1 Vine Lodge Court	Holly Bush Lane	Eastern
Town	County	Post Code	Application date
			02/02/23
Single-storey extension and two-storey extension.			
//Plan Invalidated 09/02/2023//			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP033ABKICE00		

17	Plan Number	Planning officer	Town Councillor	Agent
	23/00235/FUL	Sean Mitchell 01/03/2023	Cllr Parry	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr B de Pascalis		Silverley	88 Oakhill Road	Kippington
Town		County	Post Code	Application date
				08/02/23
Demolition of existing dwelling and construction of 2 new detached dwellings with detached garages and garden outbuildings.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP5LP5BKIF000			

18	Plan Number	Planning officer	Town Councillor	Agent
	23/00237/FUL	Louise Cane 28/02/2023	Cllr Eyre	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr L De Pascalis		Site Formerly known as Sevenoa	Oakhill Road	Kippington
Town		County	Post Code	Application date
				07/02/23
Demolition of school building and garage and construction of one single storey dwelling.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP5LPVBKIF400			

19	Plan Number	Planning officer	Town Councillor	Agent
	23/00251/MMA	Samantha Simmons 28/02/202	Cllr Shea	Robinson Escott Planning 01689 226224
Case Officer				
Applicant		House Name	Road	Locality
Mr D Dennis			6 Crawshay Close	Northern
Town		County	Post Code	Application date
				07/02/23
Amendment to 22/02332/CONVAR.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPB5PGBKIGS00			

20	Plan Number	Planning officer	Town Councillor	Agent
	23/00260/FUL	Louise Cane 01/03/2023	Cllr Hogarth	Beacon Hill Planning 073963652 44

Planning Applications to be Considered

Planning Applications received to be considered on 20 February 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lambourne	Gardens Rear of	83 and 91 Bradbourne Park Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			08/02/23
Erection of a dwelling with associated parking and garden area.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPB5R6BKIIHA00		

21	Plan Number	Planning officer	Town Councillor	Agent
	23/00276/FUL	Ashley Bidwell 06/03/2023	Cllr Eyre	DMP 01892534455
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		Land NW of West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				13/02/23
Erection of timber and wire fencing and installing security signage to North-West of the site.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPD0EPBKIIQ00			

22	Plan Number	Planning officer	Town Councillor	Agent
	23/00289/HOUSE	Stephanie Payne 06/03/2023	Cllr Shea	Harringtons 2006 01732742200
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Bennett			20 Bosville Road	Northern
Town		County	Post Code	Application date
				13/02/23
Two storey rear extension with rooflights. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPEV22BKIK500			