

14th March 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 March 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/xde8ol_GGUk 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

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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 March 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 APPEALS (Pages 23-26)

a) To receive notice of the submission of the following appeal:

APP/G2245/W/23/3316398: 22/00683/FUL – Berkeley House, 7 Oakhill Road

b) To note that this appeal is proceeding under Public Inquiry, therefore STC may make additional comment or modify/withdraw previous comments. This must be done by 12th April 2023. STC may also register a representative to attend and speak at the Inquiry on behalf of the Town Council. (Pages 25-26)

c) To receive notice and copy of a formal request made by the Oakhill Road Development Association that a representative of STC be present at the forthcoming Public Inquiry and also be registered to make representation in line with STC's previous comments on behalf of the Town Council.

INFORMATIVE:

On 19th April 2022, and subsequently on two amended versions of the application on 20th June 2022 and 27th June 2022, Sevenoaks Town Council recommended refusal on the following grounds and with reference to the following policies:

- Overdevelopment and loss of amenity by virtue of the proposed building's increased height, mass and scale – contrary to Policy EN2
- Lack of affordable housing, the provision of which should be at least 40% as per Policy SP3 of the Core Strategy and accompanying Affordable Housing SPD
- The proposed development is not in keeping with the Residential Character Area Assessment, which mostly comprises two storey buildings
- Loss of established landscape and trees, including TPO'd trees
- Loss of employment area
- The proposal, by virtue of its design, size, scale and bulk would result in a prominent and obtrusive addition that would neither preserve or enhance the setting, character and appearance of this area, which is also adjacent to a Conservation Area.
- The proposals would result in a significant loss of amenity to neighbouring dwellings, due to loss of light as indicated in the added daylight and sunlight report

d) To discuss and agree whether STC submit additional or modified comment, and to nominate a Cllr to attend the Inquiry on STC's behalf if deemed appropriate.

7 APPEALS (Pages 27-28)

a) To receive notice of the submission of the following appeal:

APP/G2245/D/22/3308941: 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane

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tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
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b) To note that this appeal is proceeding under the Householder Appeals Service, so there is no opportunity to submit comments, however STC may modify or withdraw previous representation.

INFORMATIVE:

On 19th April 2022, Sevenoaks Town Council recommended refusal on the grounds that the building would detrimentally affect the character and appearance of this part of Sevenoaks High Street and fails to preserve or enhance the character and appearance of Sevenoaks High Street Conservation Area and the setting of the curtilage/listed buildings.

8 APPEALS (Pages 29-30)

a) To receive notice of the submission of the following appeal against the condition(s) imposed by Sevenoaks District Council on the original planning decision:

APP/G2245/W/22/3305610: 22/01278/FUL – Halfway House, London Road

b) To note that the appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 4th April 2023.

INFORMATIVES:

On 20th June 2022, Sevenoaks Town Council recommended approval of the application.

9 APPEALS (Pages 31-32)

a) To receive notice of the submission of the following appeal:

APP/G2245/W/22/3310046: 22/01851/CONVAR – Little Oak End, High Street

b) To note that the appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 11th April 2023.

INFORMATIVES:

On 25th July 2022, Sevenoaks Town Council recommended from the Chair with Cllr Bonin's apologies refusal, on the grounds that this would be creating a new dwellinghouse in a way which is not in accordance with Policy En1 of the Sevenoaks Allocations and Development Management Plan.

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10 APPEALS (Pages 33-36)

To receive notice that the following appeal has been DISMISSED:

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

11 APPEALS (Pages 37-42)

a) To receive notice that the following appeal has been ALLOWED:

APP/G2245/W/22/3295529: 21/04174/FUL – Summerhill, Seal Hollow Road

b) To receive notice that a separate application for an award of costs against Sevenoaks District Council has been refused. (Pages 41-42)

12 KENT COUNTY CONSULTATION ON ITS COMMUNITY SERVICES – REFERRED FROM FINANCE AND GENERAL PURPOSES COMMITTEE HELD ON 27-02-2023

a) To receive reminder that Kent County Council is holding a consultation on proposed changes as to how it delivers its Community Services, and that the deadline to provide comment on this is 26th March 2023.

b) To note that full details on the consultation, as well as opportunity to respond to it is available via the following link, and to note that a document outlining Sevenoaks-specific proposals can be also downloaded via this link:

<https://letstalk.kent.gov.uk/community-services-consultation>

c) To discuss and agree whether STC provide comment on the consultation via the below-linked questionnaire:

https://www.sevenoakstown.gov.uk/_UserFiles/Files/_Other/158854-KCC_Community_Services_Consultation_Questionnaire.pdf

13 SEVENOAKS TOWN COUNCIL RESPONSE TO GOVERNMENT CONSULTATION ON PROPOSED CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK (Pages 43-50)

a) To receive and note a copy of STC's submitted response to the below-linked consultation on proposed reforms to national planning policy. This response was put together on behalf of STC by a Working Partyⁱ comprising Cllr Raikes, Cllr Shea, Cllr Parry and Cllr Dr Canet:

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

b) To note for information that the District Council's response can be viewed online via the below link:

<https://cds.sevenoaks.gov.uk/ecSDDisplay.aspx?NAME=SD3429&ID=3429&RPID=27771334>

tel: 01732 459 953 fax: 01732 742 577

PlanningCommittee@sevenoakstown.gov.uk

web: sevenoakstown.gov.uk

14 SEVENOAKS TOWN COUNCIL RESPONSE TO KENT COUNTY COUNCIL CONSULTATION ON HOME TO SCHOOL TRANSPORT POLICY (Pages 51-55)

a) To receive and note a copy of STC's submitted response to the below-linked consultation. This regarding KCC's draft Home to School Transport Policy for children and young people ages 4-16, as well as their Post 18 Transport Policy Statements for the next two financial years. This response was put together on behalf of STC by a Working Partyⁱⁱ comprising Cllr Mrs Parry, Cllr Parry, Cllr Clayton and Cllr Shea:

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

15 PLANNING APPLICATIONS (Pages 57-62)

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 March 2023.

16 PRESS RELEASES

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

ⁱ Working Party formed on 20th February 2023 as per Planning Committee Minute No. 595d.

ⁱⁱ Working Party formed on 6th March 2023 as per Planning Committee Minute 633d.

Minutes of the PLANNING COMMITTEE meeting held on Monday 6th March 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://www.youtube.com/watch?v=O1FIgclHgaU>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present
Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Apologies	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	Apologies	Cllr Shea	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
3 Members of the Public

PUBLIC QUESTION TIME

None.

627 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

628 DECLARATIONS OF INTEREST

a) Cllr Clayton declared that he had a non-pecuniary interest in [Agenda Item 7] – Kent County Council Consultation on Home to School Transport Policy, as the Chairman of the Sevenoaks Rail Travellers Association.

629 DECLARATIONS OF LOBBYING

a) Representations was received and forwarded to Cllrs, objecting to the following application:

- [Plan no. 6] 23/00030/HOUSE – 85 Bayham Road.

b) Cllr Hogarth declared that he had been lobbied on the following application in his capacity as a Sevenoaks District Councillor. He abstained from voting on its recommendation.

- [Plan no. 3] 22/02834/FUL – Site of Tanglewood, Parkfield

c) Cllr Parry declared that he had been lobbied the following application:

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

d) Cllr Clayton declared that he had been lobbied on the following applications:

- [Plan no. 6] 23/00030/HOUSE – 85 Bayham Road
- [Plan no. 14] 23/00324/HOUSE – 1C Wickenden Road

e) Cllr Ancrum declared that she had been lobbied on the following application:

- [Plan no. 7] 23/00191/HOUSE – Moongate, 1 Vine Lodge Court, Holly Bush Lane

630 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 20th February 2023.

It was RESOLVED that the minutes be approved.

631 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.

632 APPEALS

The Committee received notice that the below Appeal was dismissed by the Planning Inspectorate on 27th February 2023:

APP/G2245/W/22/3296483: 21/04244/FUL – 24 AND 36 Wildernesse Mount

633 KENT COUNTY COUNCIL CONSULTATION ON HOME TO SCHOOL TRANSPORT POLICY

a) The Committee received reminder that Kent County Council is holding a consultation on their new draft Home to School Transport Policy for children and young people ages 4-16, as well as on their Post 18 Transport Policy Statements for the next two financial years.

b) It was noted that the consultation documents including questionnaire are available via the following link, and that the consultation will remain open until 21st March 2023:
<https://letstalk.kent.gov.uk/school-transport-policy>

c) Cllr Clayton, Cllr Raikes and Cllr Dr Canet reported their difficulty in interpreting the document, and it was therefore agreed that it would be helpful for a Working Group to review the document on behalf of the Planning Committee.

d) It was **RESOLVED** that a Working Group be formed consisting of Cllr Clayton, Cllr Shea, Cllr Mrs Parry and Cllr Parry to look at the document in further detail and to produce a response on behalf of Sevenoaks Town Council.

634 INTRODUCTION TO THREE NEW TYPES OF PLANNING APPLICATIONS

a) Councillors received notice that the following new types of planning applications have been introduced by the government and are starting to be considered by Sevenoaks District Council

- PIP: Permission in Principle
- PAE: Prior approval for a residential extension
- PAH: Prior approval for additional floors on a house

b) Presentation slides that had previously been provided to Sevenoaks District Councillors on this topic were also received, and it was noted that further Cllr training would be arranged for a Kent Association of Local Councils meeting at a later date.

c) Cllr Parry recommended that any future Cllr training be arranged after the local and district elections on 4th May 2023 and it was **RESOLVED** that this request be forwarded.

635 ADDITIONAL SITES WITHIN SEVENOAKS DISTRICT APPROVED FOR DESIGNATED RURAL AREA STATUS

The Committee received notice that Sevenoaks District Council had received permission from the Secretary of State for Levelling Up, Housing and Communities to designate additional rural areas within the Sevenoaks District.

b) A list of areas affected by this decision as well as a copy of the report made to the District Council's Cabinet on 9th February 2023 were also received. It was noted that Sevenoaks Town would not be affected by the change.

636 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. 6] 23/00030/HOUSE – 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] 22/02645/OUT – Land South of Larches, Ashgrove Road (**AGAINST**)

- (c) The Committee considered planning applications received during the two weeks ending 27th February 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

637 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 8:07pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 6-3-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicolar Furlonger 10/03/2023	Cllr Granville Baxter	David Lock Associates 01 886666276
<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.

Comment

Proposed from the Chair with Cllr Granville-Baxter's apologies:

The emerging Sevenoaks Town Neighbourhood Plan (STNP) 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.

It is recognised and understood that further detail will come with subsequent Reserved Matters and that this amended application includes some improvements and further information as previously requested, which the various expert consultees would be best equipped to accurately interpret.

The Sevenoaks Town Council therefore recommends refusal until such times as the Planning Officer is satisfied that the following strategic matters have been satisfactorily addressed:

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

Planning Applications Considered

Applications considered on 6-3-23

areas of development in the Northern Sevenoaks Masterplan and removes the Green area within the Sevenoaks Town boundaries which is not acceptable.

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 notes the provision of a transport impact document in this

Planning Applications Considered

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amended plan, and reiterates its previous concerns until such time as the appropriate expert consultees have approved the transport information submitted and confirmed that it adequately addresses the following:

- 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 and neighbouring parishes and the impact on congestion throughout the Sevenoaks Town road network.
- And that 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.

Planning Applications Considered

Applications considered on 6-3-23

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:

- '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 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

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one of the most important in relation to 'exceptional circumstances' in the Green Belt for 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 valuation 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 6-3-23

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02645/OUT	Anna Horn 07/03/2023	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>	
			14/02/23	

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:

The applicant has submitted a Biodiversity Net Gain Metric document.

Comment

Sevenoaks Town Council did not consider the newly submitted documents to materially affect the application and therefore reiterated its previous recommended 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.

Informative:

Sevenoaks Town Council requested that the District Council reach a decision on this application as soon as possible, and preferably via the Development Control Committee.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02834/FUL	Samantha Simmons 16/03/202	Cllr Mrs Parry	Whaleback Planning & De
<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>	
			23/02/23	

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:

Aboriginal Method Statement and Site Land Levels

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-3-23

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03473/HOUSE	Christopher Park 16/03/2023	Cllr Busvine	Parkers Design 07776008
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/23

22/03473/HOUSE - Amended plan

Erection of new timber slated fence panels. New front door and replacement back door.

A summary of the main changes are set out below:

The design of the proposed front door has been altered and additional details of the finishing have been provided.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the new door design will be in keeping with the Conservation area and the Planning Officer is satisfied that the proposed wooden fencing to the rear will not adversely impact the amenity of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03519/MMA	Anna Horn 16/03/2023	Cllr Busvine - Reallocated from Cllr Michaelides	Avison Young 077780986
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Purelake Homes Limited			136 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/23

22/03519/MMA - Amended plan

Amendment to 20/03476/FUL.

A summary of the main changes are set out below:

New plans have been submitted showing the layout and proposed landscaping to the entrances for flats C01 and C02. Additionally, amended plans have been submitted confirming the retention of the following features:

- Horizontal brick bands on block C
- Continuation of curved roof edge on block C
- Integrated planters on blocks A and C
- Changes to the brick specification on block B incorporating a darker tone

The amended plans confirm the above listed design features are to be retained.

Comment

Sevenoaks Town Council recommended approval, subject to the following:

- The Planning Officer being satisfied with the materials and designs.
- That a revised viability study is undertaken to accompany the addition of the extra units, in order to assess the scope for additional affordable housing.
- The Planning Officer being satisfied that the addition of the extra units will not have an unacceptable or adverse impact on neighbouring amenity, and that the sizes of the proposed units will provide an acceptable amount of living space to the occupants.

Planning Applications Considered

Applications considered on 6-3-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00030/HOUSE	Christopher Park 14/03/2023	Cllr Clayton	Coleman Anderson 01892 527124
<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>	
			21/02/23	

23/00030/HOUSE - Amended plan

Two storey side extension with single storey rear extension with rooflights. Proposed amendments to fenestration and alterations to façade materials. Partial demolition of garage.

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Loss of light to main ground floor living room window and direct sun to garden patio to the neighbour to the north
- The materials proposed are inconsistent with the other half of the building and should match those at least on the original part of the house
- The proposals are not consistent with the Residential Character Area Assessment.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00191/HOUSE	Christopher Park 10/03/2023	Cllr Ancrum	Coleman Anderson 01892 527124
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr T Stonehill	Moongate, 1 Vine Lodge Court	Holly Bush Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/02/23	

23/00191/HOUSE - Revalidated plan

Single-storey extension and two-storey extension.

A summary of the main changes are set out below:

Amended block plan has now been received.

Comment

Sevenoaks Town Council recommended refusal due to the impact of the proposals on the neighbouring property's amenity.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00209/HOUSE	Louise Cane 14/03/2023	Cllr Camp	Mr S Hardwick
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent		5 Egdean Walk	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/02/23	

Demolition of existing rear conservatory. Erection of a single storey rear extension.

Comment

Proposed from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-3-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00251/CONVAR	Samantha Simmons 15/03/202	Cllr Shea	Robinson Escott 0168983
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			6 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/23

23/00251/MMA - Amended plan

Removal of condition 4 (acoustic fencing) and variation of condition 5 (drawings) of 22/02332/CONVAR related to 17/01356/FUL for Demolition of existing garage, shed and rear extension to existing property and the erection of a detached dwelling to the land rear of the existing house, with garage and parking area and erection of a new rear extension with lantern rooflight to existing house, new porch and parking area with alterations to Solar Panels on rear elevation and installation of Air Source Heat Pump on flank of building.

A summary of the main changes are set out below:

If you have previously been sent correspondence relating to application reference 23/00251/MMA, please note the planning reference has been changed to 23/00251/CONVAR. Please quote this reference if you would like to view the application file online or send any comments through to us about the proposal.

Comment

Sevenoaks Town Council reiterated its previous recommendation of refusal unless the Planning Officer is satisfied that the air source heat pump will not have an adverse effect on neighbours.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00290/HOUSE	Samantha Simmons 16/03/202	Cllr Bonin - Reallocated from Cl	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms A Smith			45 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/23

Erection of a summerhouse.

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00292/HOUSE	Christopher Park 07/03/2023	Cllr Ancrum	Sevenoaks Plans 017322
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Luhnnow-Wygart			36 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/23

Proposed electric double swing gate at front with inward opening, new wall, and gate.

16/02/2023 Correct block plan has been received on 16.02.2023 and Certificate B has now been issued and served.

Comment

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

Planning Applications Considered

Applications considered on 6-3-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00309/LDCEX	Christopher Park 13/03/2023	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Vitorino Hietamm			3 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/23
Continued use of access point as existing parking drive and vehicular access.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00323/HOUSE	Christopher Park 13/03/2023	Cllr Dr Canet	Crofton Design Services
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Le Sbirel			7 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/23
Extension to existing front porch.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00324/HOUSE	Sean Mitchell 13/03/2023	Cllr Clayton	Reuther Architecture 0788 785 1001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Millensted			1C Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/23
Two storey side extension, new front entrance with alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal on the grounds accepted by the inspector for the previous application that there will be loss of light into the side windows of 1 Nursery Close, in particular that "the new dwelling would fail the 25 degree BRE light test and adversely affect the daylight into ... the south east facing window which provides the majority of light into ... the dining space"

Informative:

The Town Council's attention has been drawn to errors in the block plan which overstate the size of the porch structure on the east of 1 Nursery Close, and overstate also the difference in alignment of the two houses, so the plans cannot be used to assess spacing and light impact accurately.

Planning Applications Considered

Applications considered on 6-3-23

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00360/MMA	Louise Cane 14/03/2023	Cllr Eyre	Offset Architects 0173275 2222
Applicant		House Name	Road	Locality
Ms A White		Westra Lodge	114 Kippington Road	Kippington
Town		County	Post Code	Application date
				21/02/23
Minor amendment to 22/02265/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00389/MMA	Samantha Simmons 17/03/202	Cllr Eyre	Carmen Austin 01866962 222
Applicant		House Name	Road	Locality
Mr & Mrs De Widt			28 The Rise	Kippington
Town		County	Post Code	Application date
				24/02/23
Amendment to 21/01806/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

17	Plan Number	Planning officer	Town Councillor	Agent
	23/00393/FUL	Louise Cane 20/03/2023	Cllr Hogarth	Carmen Austin 07866962 222
Applicant		House Name	Road	Locality
Mr & Mrs Lavelle			5 Woodside Road	St Johns
Town		County	Post Code	Application date
				27/02/23
Demolition of existing residence. New build residence.				

Comment

Sevenoaks Town Council recommended approval, subject to the removal of future Permitted Development rights.

18	Plan Number	Planning officer	Town Councillor	Agent
	23/00409/HOUSE	Sean Mitchell 20/03/2023	Cllr Parry	Offset Architects 0173275 2222
Applicant		House Name	Road	Locality
Mr & Mrs Maitland Hudson			1 Soleoak Drive	Kippington
Town		County	Post Code	Application date
				27/02/23
Construction of single storey rear extension and new porch. Internal alterations. New rooflights to the rear along with the installation of solar panels and replacement windows. Construction of pitched garage roof. Associated landscaping alterations.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-3-23

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00426/HOUSE	Christopher Park 20/03/2023	Cllr Raikes	BMAC STUDIO Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K Golunov			12 Thicketts	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/23
Convert existing garage into habitable space. Erection of a single storey rear extension with rooflight and new glass canopy.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00436/HOUSE	Christopher Park 20/03/2023	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Harrison			15 Argyle Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/23
Re-render exterior on the rear elevation and right-side elevation of the property and right side garden wall.				

Comment

Sevenoaks Town Council recommended approval.



Parish Council

Tel: 01732 227000 Option 3
Ask for: Nicola Furlonger
Your ref:
My ref: 23/00015/RFPLN
Date: 8th March 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Berkeley Homes Eastern Counties Ltd
Site: Berkeley House 7 Oakhill Road Sevenoaks Kent TN13 1NQ
Nature: Demolition of existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.
SDC Appeal Ref: 23/00015/RFPLN
Start Date: 8th March 2023

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The Appeal will be determined on the basis of a Public Inquiry. The procedure to be followed is set out in The Town and Country Planning (Determination by Inspectors) (Inquiry procedure) (England) Rules 2000, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

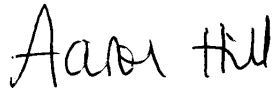
If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to Alison.bell@planninginspectorate.gov.uk. The Planning Inspectorate case reference is: **APP/G2245/W/23/3316398**. Comments should be submitted by **12th April 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

A handwritten signature in black ink that reads "Aaron Hill". The signature is written in a cursive style with a large initial 'A'.

Aaron Hill
South Team Manager

Dear Georgie.

I am writing to you as Secretary of The Oakhill Road Development Association (ORDA), an association of residents of Oakhill Road in Sevenoaks, formed in response to application number 22/00683/FUL made by Berkeley Homes Eastern Counties (the Appellant) for the demolition of existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.

I appeared before the STC on behalf of ORDA on two occasions last year to present reasons as to why the STC, as a consultee in the planning process, should recommend that this scheme be rejected.

Cllr Richard Parry then appeared in person before the Sevenoaks District Council Development Control Committee ("SDC") on September 29th and presented very compelling reasons on behalf of the STC as to why the application should fail. Statements from Cllr Avril Hunter and Cllr Andrew Eyre in support of this view were also read out at this meeting.

ORDA is extremely grateful for the support given by the STC in persuading the SDC to reject the Appellant's planning application at its meeting on September 29th, 2022.

The Appellant has now lodged an appeal against this decision and we have just had confirmation that this will be heard by way of a 6 day Public Inquiry (PI) beginning on June 27th.

As an Association, ORDA intends to participate in the appeal proceedings either as a Rule 6 Party or, if we are unable to raise the funds necessary to do this in a meaningful way, as an interested party. In either of these capacities, ORDA/residents of Oakhill Road will be making the strongest possible arguments as to why the SDC's reasons for rejecting the application on September 29th are and remain valid. These are as follows:

- 1) By virtue of the design, scale, bulk, height, massing and density, the proposed development would introduce an incongruous, prominent building that would demonstrably harm the verdant and suburban character of the local area. As such the proposal is contrary to policies SP1 and SP7 of the Sevenoaks Core Strategy and policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 2) The development would result in a significant and demonstrable loss of trees from the site, including category A and B trees, as well as trees covered by Tree Preservation Orders. The loss of these mature trees would harm the verdant character and appearance of the local area. As such the proposal is contrary to policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Georgie, may I please formally request, on behalf of ORDA, that a representative of the STC:

- be present at the forthcoming PI; and
- makes representations at the PI on behalf of the STC, in line with the views expressed both at the meetings referred to above and at the STC;
- this request for the STC's participation is included as an agenda item at the earliest possible STC planning committee meeting?

May I please place on record that ORDA understands that the housing supply shortage in Sevenoaks needs to be addressed and is not opposed to a residential development at number 7 Oakhill Road. Rather it is the serious and detrimental impact on the verdant character, nature, amenity and local environment that a scheme of the scale and density proposed that we oppose. We deeply regret the fact that BH has not been willing to engage with us in any meaningful way to come up with a scheme that is in keeping with the character of our road.

I look forward to hearing back from you and would be happy to attend a meeting in person if you think this would be helpful in securing the support that we are requesting.

A. Cleaver, Secretary of the Oakhill Road Development Association



Parish Council

Tel: 01732 227000 Option 3
Ask for: Sean Mitchell
Your ref:
My ref: 22/00099/RFPLN
Date: 28th February 2023

**Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A
Householder Application**

Dear Sir/Madam,

Appeal by: Mr Saleem Ali
Site: The Old Bakehouse Six Bells Lane Sevenoaks Kent TN13 1JE
Nature: Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.
SDC Appeal Ref: 22/00099/RFPLN
Start Date: 22nd February 2023

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to East2@planninginspectorate.gov.uk. The Planning Inspectorate case reference is: **APP/G2245/D/22/3308941**. Comments should be submitted by . Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

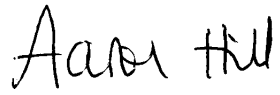
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

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

A handwritten signature in black ink that reads "Aaron Hill". The script is cursive and fluid, with the first name "Aaron" and the last name "Hill" clearly distinguishable.

Aaron Hill
South Team Manager



Parish Council

Tel: 01732 227000 Option 3
Ask for: Ashley Bidwell
Your ref:
My ref: 22/00081/COND
Date: 7th March 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr T Kinghorn
Site: Halfway House London Road Sevenoaks Kent TN13 2JD
Nature: Erection of a covered outdoor seating area.
SDC Appeal Ref: 22/00081/COND
Start Date: 28th February 2023

An appeal has been made to the Secretary of State against the condition(s) imposed by Sevenoaks District Council on the original planning decision.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to East2@planninginspectorate.gov.uk. The Planning Inspectorate case reference is: **APP/G2245/W/22/3305610**. Comments should be submitted by **4th April 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

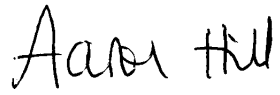
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

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

A handwritten signature in black ink that reads "Aaron Hill". The script is cursive and fluid.

Aaron Hill
South Team Manager



Parish Council

Tel: 01732 227000 Option 3
Ask for: Anna Horn
Your ref:
My ref: 22/00105/RFVC
Date: 8th March 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr Simon Heinrich
Site: Little Oak End High Street Sevenoaks Kent TN13 1HY
Nature: Removal of condition 4 of 22/00419/FUL for proposed change of use of outbuilding to holiday accommodation to allow for longer term letting.

SDC Appeal Ref: 22/00105/RFVC
Start Date: 7th March 2023

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal to vary conditions for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to East2@planninginspectorate.gov.uk. The Planning Inspectorate case reference is: **APP/G2245/W/22/3310046**. Comments should be submitted by **11th April 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

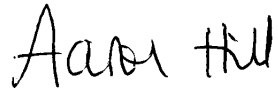
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Chief Executive: Dr. Pav Ramewal
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You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

A handwritten signature in black ink that reads "Aaron Hill". The signature is written in a cursive, slightly informal style.

Aaron Hill
South Team Manager

Appeal Decision

Site visit made on 25 January 2023

by P J Staddon BSc, Dip, MBA (Distinction), MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 March 2023

Appeal Ref: APP/G2245/W/22/3300703
57 – 59 High Street, SEVENOAKS, TN13 1JF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by NS Catering Ltd against the decision of Sevenoaks District Council.
 - The application Ref 22/00315/CONVAR, dated 4 February 2022, was refused on 7 April 2022.
 - The application sought planning permission for the extension of opening hours by variation of condition 5 attached to the planning permission Ref SE/97/02051 for the 'Change of use of shop to restaurant within Class A3 of the Town and Country Planning (Use Classes) Order 1987' to extend the opening hours to 08:30am to 01.00am Monday to Saturday and noon to midnight on Sundays and Bank Holidays.
 - The condition in dispute (No 5) states: 'The hours of opening of the restaurant shall be restricted to 8.30am to 11pm from Monday to Saturday and 12.00 noon to 10.00pm on Sundays and Public Holidays.'
 - The reason given for the condition is: 'In the interests of the residential amenities of the area.'
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposed extended opening hours on the living conditions of occupiers of nearby residential properties.

Reasons

3. The appeal property is a Grade II Listed building dating from the C18 and situated on the western side of High Street within Sevenoaks town centre and within the designated Sevenoaks High Street Conservation Area (SHSCA). The building is in mixed use, with the ground floor, including a dining area with a retractable roof at the rear of the premises, occupied by the appellant's restaurant and cocktail bar use, trading as *Ephesus*, and with residential accommodation above. The residential accommodation has its own address, No 57A High Street, and has its own entrance door on the south side of the property.
4. Attached to the building on its north side is No 61 High Street, which is in use as a Chinese restaurant/takeaway at the ground floor level and that property also appears to have living accommodation above the commercial space. This property sits on the corner with Rockdale Road, a side street which includes

some residential properties and a care home, along with service access to the rear of High Street properties and a driveway leading to Oak Tree Close, which is a gated cul-de-sac comprising 7 houses. To the south of the appeal property is a pedestrian walkway, a few metres wide, which leads to the rear parking/service area. Beyond the walkway is a brick-built complex containing a clinic and a bike shop at ground floor level, with a central lobby giving access to other commercial uses above. On the opposite side of High Street there are a range of commercial uses, including estate agents, solicitors, jewellers and a supermarket; most of these properties did not appear to include living accommodation at their upper levels.

5. In January 1998, Sevenoaks District Council (the Council) granted planning permission for the change of use of the appeal premises from a shop to a restaurant. Condition 5 attached to that permission restricted the opening hours of the restaurant to 8.30am to 11pm from Monday to Saturday and 12.00 noon to 10.00pm on Sundays and Public Holidays. The reason stated for this condition was 'in the interests of the residential amenities of the area'. There is no dispute between the main parties that the permission was implemented and that condition 5 remains in force. However, I note that the permission also included a noise control measures condition (No 2), but it is unclear whether this condition was ever discharged.
6. The appellant wishes to extend the permitted hours to allow the restaurant to operate later, until 01:00am on Mondays to Saturdays, and until midnight on Sundays and Bank Holidays. It appears to be accepted by the main parties that the business has been operating beyond its permitted hours.
7. The appellant's case explains that the business serves the community and promotes social interaction, but it has witnessed a steady decline and wishes to extend the hours of trading to enable the business to 'expand, grow, flourish, meet the needs [of] local customers and at the same time contribute to the viability and vitality of the high street'¹. The Council's submissions indicate that the use has been operating in breach of the permitted hours and that a number of complaints have been received from different residential addresses nearby.
8. On my site inspection, I observed that this part of the town centre is characterised by a mixture of commercial uses fronting the High Street, but there are also residential uses in close proximity, some above the ground floor commercial uses and others in nearby side streets. In this particular case, there is residential accommodation immediately above the restaurant itself and, seemingly, above its attached neighbour at No 61. There are also residential properties in Rockdale Road, notably flats at Burley Court to the rear of the appeal premises and houses at Oak Tree Close to the south, all within close proximity to the appeal property.
9. I also observed that, whilst there are other evening economy uses in this part of the town centre, they typically close at or before 11.00pm and I have not been made aware of any outlet trading after this time in this immediate locality. It is therefore reasonable to assume that, after 11.00pm, when establishments are closed and road traffic noise will be at its lowest, the locality will be relatively quiet and undisturbed.

¹ Appellant's Statement of Case paragraph 5.5

10. Whilst acknowledging that residents living in, or close to, town centre uses will be exposed to some noise and disturbance, and that may be greatest on Fridays and weekends, the close proximity of residential properties to the appeal site creates a sensitive relationship. This sensitivity is increased late into the evenings and at night, when most other uses, including other nearby restaurants, have ceased operating. The appeal proposal would extend the restaurant/bar use, and its associated general activity from customers and staff, into this quiet period on every night of the week, when many residents are likely to be sleeping.
11. Any noise generated within the property itself is likely to be experienced by occupiers of the residential accommodation above the restaurant/bar and, potentially, by that above the neighbouring property next door which shares a party wall. I have noted the appellant's noise impact assessment, but this does not include any noise assessments of the impact on the residential accommodation above the restaurant/bar or the space above No 61. I cannot therefore be certain that noise would be adequately attenuated and that the living conditions for occupants of this residential accommodation would not be materially harmed.
12. I have also noted the appellant's submission that no representations from occupants above the premises were submitted at the application stage, but this is a matter of neutral weight. At my site inspection, the appellant's agent referred to the accommodation above the restaurant/bar as the 'manager's flat' and, whilst occupation by a manager may lessen that occupant's sensitivity to noise from his/her managed business, there is no guarantee that the accommodation will always be occupied in this manner. Indeed, the separate access and postal address indicate that it is capable of being occupied quite independently of the ground floor commercial use.
13. With regard to noise and disturbance effects to residents in the locality, these are likely to arise from noise emanating from the use itself, such as music being played and the sounds of people socialising, and from the comings and goings of customers and staff. The appellant's noise impact assessment includes recommended measures aimed at limiting noise emanating from the premises, including automatic volume controls, double glazing of the rear garden area, and good management, such as asking customers to respect neighbours by not shouting and keeping voices low. However, these recommended measures seem to confirm that the existing situation is less than ideal and a range of works are required, including double glazed structures affixed to a Listed building, for which no drawing details² are provided. It will also be the case that noise effects would be greater if doors and windows are left open, as may be the case in warmer months. I must also attach weight to the assessment and reservations of the Council's Environmental Protection Team and some weight to the submissions of interested parties, who allege that there have already been instances of the use spilling into the areas outside the premises and causing noise disturbance.
14. I have also noted the appellant's suggestion that a condition could be imposed to prevent music being played in the extended hours of operation. However, that would only mitigate one source of potential disturbance. Even if I were convinced that noise from the premises could be adequately controlled by the

² Appendix E of the appellant's Noise Impact Assessment includes a quotation for installation of an automatic guillotine glass system, but no other details are provided.

noise report's recommended measures and/or a condition limiting music playing, there would still be noise and general activity associated with the inevitable comings and goings from the extended hours of operation. These effects, including likely noise and associated vehicle movements, would extend late into the night and well past a time when residents could reasonably expect a lack of any such disturbance. These effects are likely to be harmful to the living conditions of occupiers of nearby residential properties.

15. I have considered a number of Sevenoaks planning cases cited by the appellant as claimed 'precedents' for extended opening hours at the appeal premises. In my assessment, none of these cases are directly comparable to the appeal proposal. The Blighs Meadow case related to delivery hours to retail premises, which were allowed to be extended to 9.00pm; the Carlton Parade case related to an opening hours extension to 9.00pm for a health related use; and the 54 High Street case was also an extension up to 9.00pm. None of the cases therefore involved extending hours beyond 11.00pm on weekdays and Saturdays and/or up to midnight on Sundays. In any event, each case will differ in terms of its relationship with, and impact upon, the living conditions of occupants of neighbouring residential properties.
16. I have also considered the appellant's submissions concerning the National Planning Policy Framework's (the Framework) support for planning decisions which create the conditions for businesses to invest, expand and adapt. However, there is no convincing evidence before me to demonstrate that trading into the early hours 6 days a week is necessary to operate a successful restaurant/bar business in this location. In any event, any economic benefits that may arise from the proposal would be quite limited and would be significantly outweighed by the harm to neighbours' living conditions that I have identified, the protection of which is afforded weight by other parts of the Framework.
17. Overall, I assess that the appeal proposal as submitted would be likely to unacceptably harm the living conditions of neighbouring residential occupiers. I have further assessed that these concerns could not be adequately addressed by the imposition of planning conditions. As a result, the likely harmful effects would be contrary to policies EN2 and EN7 of the Sevenoaks Allocations and Development management Plan (adopted 2015) which, respectively, require proposals to safeguard the amenities of existing and future occupants of nearby properties, and avoid unacceptable noise impacts. It would also conflict with paragraph 130 of the Framework which, amongst other matters, requires proposals to achieve a high standard of amenity for existing and future users.

Other matters

18. I have noted submissions concerning alcohol licensing matters, including those relating to a previous use at the premises. Whilst there may be some overlap with licensing issues, I have confined my consideration to planning matters.

Conclusion

19. For the reasons stated above, the appeal is dismissed.

P. Staddon

INSPECTOR

Appeal Decision

Site visit made on 25 January 2023

by P J Staddon BSc, Dip, MBA (Distinction), MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th February 2023

Appeal Ref: APP/G2245/W/22/3295529

Summerhill, Seal Hollow Road, SEVENOAKS TN13 3SH

- 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 Brentfield Homes Limited against the decision of Sevenoaks District Council.
 - The application Ref 21/04174, dated 18 December 2021, was refused by notice dated 11 March 2022.
 - The development proposed is the 'erection of replacement detached dwelling with integral garage and associated works as revision to dwelling on plot 1 of approved scheme under reference 20/01075/FUL.'
-

Decision

1. The appeal is allowed and planning permission is granted for the 'erection of replacement detached dwelling with integral garage and associated works as revision to dwelling on plot 1 of approved scheme under reference 20/01075/FUL' at Summerhill, Seal Hollow Road, SEVENOAKS TN13 3SH in accordance with the terms of the application, Ref 21/04174, dated 18 December 2021, and the plans submitted with it, subject to the following 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 and details: PL 552 101 G, PL 552 102 D, PL 552 103 D, PL 552 104 D, PL 552 108 E, PL 552 115 C.
 - 3) The hard and soft landscaping shall be carried out wholly in accordance with that indicated on drawing PL/552/108 Rev E within the first planting season of occupation of the hereby approved dwellings.
 - 4) Prior to occupation of the dwelling hereby approved, the proposed foul and surface water drainage systems as detailed on Drawing PL/552/108 Rev E shall be installed and retained as such thereafter.
 - 5) Prior to occupation of the dwelling, electric vehicle charging facilities shall be installed and retained in perpetuity thereafter.
 - 6) The windows in the first and second floor side elevations of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and 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 and shall thereafter be permanently retained as such.

Application for costs

2. An application for costs was made by Brentfield Homes Ltd against Sevenoaks District Council (the Council). This application is the subject of a separate Decision.

Main issues

3. The main issues are:
 - The effect of the proposal on the living conditions of occupants of *Levenhurst* and *Dawning House* with particular regard to outlook.
 - Whether the development is of a suitable standard of design.

Reasons

Background

4. *Summerhill* was a detached dwelling sitting within a large roughly square shaped plot on the western side of Seal Hollow Road. The house has recently been demolished. The plot is situated behind, and at a somewhat higher level, than the dwellings that front Seal Hollow Road and it is accessed by a drive which runs between 2 frontage dwellings. There are other dwellings and their gardens surrounding the plot. The locality is an attractive and mature suburban part of Sevenoaks, characterised by mostly detached dwellings set within mature garden plots.
5. There is a complex planning history relating to the *Summerhill* site involving numerous planning applications and several planning appeals. However, of most relevance to this appeal is a permission for the demolition of the house and the erection of 2 detached dwellings granted by the Council in July 2020¹. The house has been demolished and the permission is extant and represents a fallback development should this appeal fail.

Living conditions – outlook

6. The appeal proposal relates solely to plot 1, which is the eastern part of the original *Summerhill* curtilage, with its east side boundary formed with the rear garden boundaries of *Levenhurst* and *Dawning House*.
7. The proposal seeks permission to revise the approved dwelling by adding accommodation to its east side, where the extant scheme included a single attached garage. The appeal proposal would extend the (unbuilt) house on this side, with an addition spanning most of the depth of the side elevation, and accommodating an integral garage and extended kitchen at the ground floor level and a number of bathrooms and a dressing area at first floor level. The eaves level of the addition would be lower than that of the approved main house structure, and its pitched and hipped roof form would be over a metre lower than the main house roof ridge.
8. The eastern side elevation would face towards the rear garden and rear elevations of *Dawning House* and *Levenhurst*. These properties are set at a lower level, and there is a substantial conifer hedge along the eastern plot boundary and within the appeal site, currently some 3 to 4 metres high, which

¹ Sevenoaks District Council planning application reference 20/01075/FUL

is to be retained. When viewed from the rear garden of *Levenhurst*, this conifer hedge is seen above a brick retaining wall and a landscaped bank, which includes some planting and birch trees.

9. Occupants in rooms at *Dawning House* and *Levenhurst* and their gardens, will be able to see parts of the proposed side wall, and there will be greater views at the first-floor bedroom and dormer roof window levels. However, the wall would not be on the boundary and would be set well into plot 1, the drawing² showing a 6.3 metre inset distance at the front, tapering to a slightly shorter distance at the rear corner.
10. Moreover, whilst acknowledging the level difference, the separating distances between the side wall of the proposal and rear elevations of *Dawning House* and *Levenhurst* would be significant, the drawing notating a 28.9 distance from the rear north-west corner of *Levenhurst* to the proposed side. Whilst the distance to *Dawning House* is a few metres less, the separation distance is still significant and, in my assessment, not unusual or unreasonable in suburban locations. I am also mindful that the proposal would, in most direct views from these properties, be seen against the backdrop of the larger and taller approved dwelling behind.
11. I have noted the appellant's photomontage images and comparisons with other schemes, although I have attached limited weight to those images showing a taller boundary hedge than currently exists. Even if such a very tall hedge were in place, it would not, in itself, provide the basis for allowing development that was not otherwise acceptable in planning terms.
12. Drawing these threads together, I conclude that whilst the appeal proposal would involve more building mass on the east side of the plot 1 dwelling, and parts of that would be visible from *Dawning House* and *Levenhurst*, the relationship between the proposed and existing houses would be acceptable. There would be no undue harm caused to the living conditions of occupants of those properties with regard to outlook. I therefore find no conflict with policy EN2 of the Sevenoaks Allocations and Development Management Plan (adopted 2015) (SADMP), which requires proposals to safeguard the amenities of existing and future occupants of nearby properties.

Design

13. The proposal would mean that the plot 1 house would have a larger footprint, and be somewhat bulkier, than the approved design on plot 2. The Council is concerned that this will lead to an uncomfortable relationship between the 2 dwellings and an incoherent design and relationship within the area. I disagree with that view for a number of reasons. First, there is a wide variety of dwelling sizes and designs in the area and different properties often sit side by side. Second, each of the dwellings would sit within its own plot with space on all sides, reflecting the character of the area. Third, whilst the plot 1 house is yet to be completed, the appeal proposal would follow good design principles for a domestic extension, including being subservient to the host property and responding to local character through detailing and materials.
14. On this main issue, I conclude that the design of the appeal proposal is acceptable and meets the high quality design requirements of policy EN1 of the

² Drawing No PL/552/108

SADMP and paragraph 130 of the National Planning Policy Framework (the Framework).

Conditions

15. Having regard to the Framework, and in particular paragraphs 55 and 56, I have considered the conditions suggested by the Council.
16. In addition to the standard time limit condition, I have specified the approved plans as this provides certainty. A condition requiring the implementation of landscaping works is required in the interests of ensuring the satisfactory visual appearance of the development and a condition to require drainage works is necessary to ensure that appropriate arrangements are put in place to manage surface water and foul drainage.
17. A condition requiring the fitting of an electric vehicle charging point is justified to comply with SADMP policy EN1³ and a final condition requiring obscure glazing of side facing windows above ground floor level is necessary to protect the privacy of occupants of neighbouring properties.

Conclusion

18. For the reasons stated above, the appeal is allowed and permission is granted subject to the conditions set out in paragraph 1 of this decision.

P. Staddon

INSPECTOR

³ The Council has suggested that SADMP policy T3 also justifies the condition requiring EV charging facilities. However, policy appears to relate only to 'major non-residential proposals'.

Costs Decision

Site visit made on 25 January 2023

by P J Staddon BSc, Dip, MBA (Distinction), MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th February 2023

Costs application in relation to Appeal Ref: APP/G2245/W/22/3295529 Summerhill, Seal Hollow Road, SEVENOAKS TN13 3SH

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Brentfield Homes Limited for a full award of costs against Sevenoaks District Council.
 - The appeal was against the refusal to grant planning permission for the 'erection of replacement detached dwelling with integral garage and associated works as revision to dwelling on plot 1 of approved scheme under reference 20/01075/FUL.'
-

Decision

1. The application for an award of costs is refused.

Reasons

2. In planning appeals, the parties are normally expected to meet their own expenses irrespective of the outcome of the appeal. Costs are awarded only on the grounds of unreasonable behaviour resulting in unnecessary or wasted expense. The Planning Practice Guidance provides advice and examples of what may be considered to be unreasonable behaviour.
3. The appellant considers that Sevenoaks District Council (the Council) has behaved unreasonably in refusing the application. Specifically, it submits that officers changed their opinion on the proposal at the application stage, that the Council has failed to evidence conflict with development plan policies, and that this reflects a consistent pattern of behaviour by the Council in relation to development proposals on this site.
4. The Council considers that it has not acted unreasonably and states that it determined the application in a consistent manner and a decision was made without unnecessary delay. The Council states that it had reasonable planning grounds for taking the decision and these were clearly set out.
5. Whilst noting the planning history of the site and acknowledging the appellant's frustration about mixed messages it claims to have received at the application stage, the Council's decision related to 2 matters concerning (i) the effect of neighbours living conditions and (ii) design.
6. Both of these main issues relate to matters of planning judgement and involve at least some degree of subjectivity. The Council referenced each of its reasons for refusal with relevant development plan policies and has sought to

substantiate its reasons through its officer report and appeal submissions. Whilst I have not agreed with the Council's assessment and have allowed the appeal, that does not necessarily amount to a substantiation of unreasonable behaviour by the Council. It would not be reasonable to conclude that the Council had behaved unreasonably in exercising its planning judgment in this case.

7. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated. The application for an award of costs is refused.

P. Staddon

INSPECTOR

Submitted to Levelling-up and Regeneration Bill: Reforms to National Planning Policy

Submitted on 2023-03-01 15:37:14

Introduction

A Personal dataThe following is to explain your rights and give you the information you are be entitled to under the Data Protection Act 2018.Note that this section only refers to your personal data (your name address and anything that could be used to identify you personally) not the content of your response to the consultation.1. The identity of the data controller and contact details of our Data Protection Officer The Department for Levelling Up, Housing and Communities (DLUHC) is the data controller. The Data Protection Officer can be contacted at dataprotection@communities.gov.uk 2. Why we are collecting your personal data Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.3. Our legal basis for processing your personal dataThe Data Protection Act 2018 states that, as a government department, DLUHC may process personal data as necessary for the effective performance of a task carried out in the public interest. i.e. a consultation.4. With whom we will be sharing your personal dataDLUHC may share your personal data with external organisations, for purposes relating to this consultation, including analysis of responses. Any data shared with organisations outside of DLUHC will be anonymised where possible.5. For how long we will keep your personal data, or criteria used to determine the retention period.Your personal data will be held for two years from the closure of the consultation.6. Your rights, e.g. access, rectification, erasure The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:a. to see what data we have about youb. to ask us to stop using your data, but keep it on recordc. to ask to have all or some of your data deleted or correctedd. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/>, or telephone 0303 123 1113.7. Your personal data will not be sent overseas.8. Your personal data will not be used for any automated decision making. 9. We use a third-party system, Citizen Space, to collect consultation responses. In the first instance your personal data will be stored on their secure UK-based server. Your personal data will remain on the Citizen Space server and/or be transferred to our secure government IT system for two years of retention before it is deleted. Please confirm that you have read and agree to the privacy notice

Please tick to confirm:

Yes

B What is your name?

Name:

C What is your email address?

Email:

planning@sevenoakstown.gov.uk

D What is your organisation?

Organisation:

Sevenoaks Town Council

E What type of organisation are you representing?

Neighbourhood planning body, parish or town council

If you answered "other" please provide further details:

Chapter 3

1 Do you agree that local planning authorities should not have to continually demonstrate a deliverable five year housing land supply (5YHLS) as long as the housing requirement set out in its strategic policies is less than five years old?

Yes

Please set out the reasons for your answer:

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)?

Yes

Please set out the reasons for your answer:

Sevenoaks Town Council Planning Committee Agenda 20.03.2023

3 Should an oversupply of homes be taken into consideration when calculating a 5YHLS later on?

Yes

Please set out the reasons for your answer:

Or is there an alternative approach that is preferable?:

4 What should any planning guidance dealing with oversupply and undersupply say?

Answer:

Local Planning Authorities have very differing demographics and laying down guidance on this should not go further than recommending that this is decided demographically and at a local level. It doesn't account for instance districts with 95% Green Belt, or large developments which oversupply for the next few years.

Additional guidance could be considered but shouldn't be too prescriptive as to not consider individual circumstances.

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?

Answer:

Agree with the proposed changes.

Chapter 4

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?

Yes

Please set out the reasons for your answer:

The following should be inserted:

After paragraph one: insert "in a sustainable manner"

Mention of a "sense of place" and character of the town and community. This should be added in addition to housing supply.

7 What are your views on the implications these changes may have on plan making and housing supply?

Answer:

That whilst the presumption in favour has potentially increased the housing supply, it may not necessarily have been with the acceptance of the community.

Amendment to 11bii is very welcome as the implication is that it would give communities a greater say in development in their areas.

This policy should be revised to make sure that the latest available data is used for the basis of the housing needs figure calculations - at the least the 2021 census.

Finally, the following change of wording is recommended:

11a) Change "development needs of the area" to read instead "development needs of the COMMUNITY"

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?

Yes

Please set out the reasons for your answer:

This is welcome to Sevenoaks Town Council, in the context that the District Council can't supply all housing because it is 95% Green Belt, so assessing housing supply potential with this considered would help to protect the Green Belt.

The policy should be made clearer as to how exceptional circumstances can be defined and by who: is that decided by an Inspector? How is it agreed/demonstrated that the circumstance is exceptional?

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?

Please set out the reasons for your answer:

Sevenoaks Town Council agrees, however expresses its reservations with the significantly higher densities being considered.

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?

Please set out the reasons for your answer:

Local Planning Authorities need to provide evidence that the local infrastructure can maintain that higher density.

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?

Yes

Please set out the reasons for your answer:

12 Do you agree with our proposal to not apply revised tests of soundness to plans at more advanced stages of preparation?

Indifferent

Please set out the reasons for your answer:

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?

Indifferent

Please set out the reasons for your answer:

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?

Please set out the reasons for your answer:

Sevenoaks Town Council cannot provide comment as this does not affect Sevenoaks Town.

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?

Please set out the reasons for your answer:

Sevenoaks Town Council cannot provide comment as this does not affect Sevenoaks Town.

16 Do you agree with the proposed four-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?

Yes

Please set out the reasons for your answer:

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?

Indifferent

Please set out the reasons for your answer:

This is not applicable. There is no evidence to coal in Sevenoaks Town.

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?

Yes

Please set out the reasons for your answer:

Sevenoaks Town Council Planning Committee Agenda 20-03-2022
However between permissions vs. completions. Emphasis should be placed on completions. The following re-wording is proposed: "sufficient delivery" to replace "permissions"

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?

Yes

Please set out the reasons for your answer:

Sevenoaks Town Council supports this, however would prefer that this was reduced to 100%.

20 Do you have views on a robust method for counting deliverable homes permissioned for these purposes?

Please set out the reasons for your answer:

There should be standardisation and consistency of counting throughout all authorities with focus on counting DELIVERABLE homes at the point of practical completion.

21 What are your views on the right approach to applying Housing Delivery Test consequences pending the 2022 results?

Please set out the reasons for your answer:

As long as it is consistent and relates to completions.

Chapter 5

22 Do you agree that the government should revise national planning policy to attach more weight to Social Rent in planning policies and decisions?

Yes

Please set out the reasons for your answer:

Strongly agree, and emphasise that social rent and other similar should be at the highest priority in the housing system.

If yes, do you have any specific suggestions on the best mechanisms for doing this?:

There needs to be a requirement for delivery, not expectation.

It needs to reflect up to date local housing needs surveys, as the percentages will differ significantly across districts. Issues with viability tests resulting in unnecessary reductions in availability of socially rented housing should be addressed.

23 Do you agree that we should amend existing paragraph 62 of the Framework to support the supply of specialist older people's housing?

Yes

Please set out the reasons for your answer:

Strongly agree, because communities are needed. Rockdale Housing is an excellent example of how quality community housing can be provided.

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)?

Answer:

Agree with the policy, however clarity should be added that there must be sufficient amenity space in developments where large sites have been sub-divided.

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?

Answer:

Local communities are most likely to know where these sites are, so they would be best placed to identify them through Neighbourhood Plans. Paragraph 71 is the appropriate mechanism,.

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?

Indifferent

Sevenoaks Town Council welcomes the opportunity for more social rented/affordable housing, but would like to see a mechanism for private providers to be overseen to ensure quality of management, premises and wellbeing of tenants.

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?

Answer:

28 Is there anything else that you think would help community groups in delivering affordable housing on exception sites?

Answer:

29 Is there anything else national planning policy could do to support community-led developments?

Answer:

30 Do you agree in principle that an applicant's past behaviour should be taken into account into decision making?

Yes

Please set out the reasons for your answer:

Sevenoaks Town Council would support tools that allow Local Planning Authorities to ensure that quality schemes and houses are being delivered, however behaviours should be very clearly defined. They must be based solely on facts and not morality.

If yes, what past behaviour should be in scope?:

Previous non-delivery of approved schemes which have expired, repeated enforcement action having been taken on unpermitted development.

31 Of the two options above, what would be the most effective mechanism?

Not Answered

Please set out the reasons for your answer:

See Question 30.

Are there any alternative mechanisms?:

32 Do you agree that the three build out policy measures that we propose to introduce through policy will help incentivise developers to build out more quickly?

Yes

Please set out the reasons for your answer:

Sevenoaks Town Council especially welcomes annual reports on ability to deliver schemes and which show what stage of development they are at. It agrees slightly less with 25c on slow delivery rates and recommends that further detail is required to ensure that the process is to provide transparency, and not for punitive reasons.

Slow delivery must also be flexible to take into account issues such as changing economy.

Do you have any comments on the design of these policy measures?:

Chapter 6

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?

No

Please set out the reasons for your answer:

Sevenoaks Town Council believes that "beauty" is the wrong term. It is too subjective. Placemaking and good design is supported.

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?

No

Please set out the reasons for your answer:

35 Do you agree greater visual clarity on design requirements set out in planning conditions should be encouraged to support effective enforcement action?

Yes

Please set out the reasons for your answer:

Agree that plans should clearly show the development as proposed, but disagree again with the use of subjective terms such as ugly and beautiful.

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?

No

Please set out the reasons for your answer:

If no, how else might we achieve this objective?:

Chapter 7

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?

Answer:

Sevenoaks Town Council is in favour of small scale nature interventions and supports no plastic grass except on sports grounds being permitted. It would like to see this extended to include permeability of boundary treatment, lighting, waterways and their health, impact on migratory species e.g. to discourage/refuse brightly lit developments in areas with migratory creatures.

38 Do you agree that this is the right approach to 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 and most versatile agricultural land?

Yes

Please set out the reasons for your answer:

Added protection for farmable agriculture land being strengthened is supported.

39 What method and actions 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?

Answer, including any supporting information:

40 Do you have any views on how planning policy could support climate change adaptation further, including through the use of nature-based solutions which provide multi-functional benefits?

Answer:

Planning policies to require applicants to demonstrate how development will incorporate small scale nature-based solutions. Support for climate change adaptation measures should also be incorporated into planning applications and decisions. The application process could include a question on whether the applicant has considered any nature based measures, and then provide an example/tick list of them.

Chapter 8

41 Do you agree with the changes proposed to Paragraph 155 of the existing National Planning Policy Framework?

Yes

Please set out the reasons for your answer, including any views on specific wording changes to the existing paragraph:

42 Do you agree with the changes proposed to Paragraph 158 of the existing National Planning Policy Framework?

Indifferent

Please set out the reasons for your answer, including any views on specific wording changes to the existing paragraph:

43 Do you agree with the changes proposed to footnote 54 of the existing National Planning Policy Framework?

Indifferent

No change could be found to this?

Do you have any views on specific wording for new footnote 62?:

44 Do you agree with our proposed new 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?

Yes

Please set out the reasons for your answer, including any views on specific wording changes to the proposed new paragraph:

Agree with the general principle and hope that this will also apply to heritage assets.

Chapter 9

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?

Not Answered

Please set out the reasons for your answer:

If no, what alternative timeline would you propose?:

46 Do you agree with the proposed transitional arrangements for plans under the future system?

Not Answered

Please set out the reasons for your answer:

If no, what alternative arrangements would you propose?:

47 Do you agree with the proposed timeline for preparing neighbourhood plans under the future system?

Yes

Please set out the reasons for your answer:

If no, what alternative timeline would you propose?:

48 Do you agree with the proposed transitional arrangements for supplementary planning documents?

Yes

Please set out the reasons for your answer:

If no, what alternative arrangements would you propose?:

Chapter 10

49 Do you agree with the suggested scope and principles for guiding National Development Management Policies?

Not Answered

Please set out the reason for your answer:

Local communities must have significant input into plan making within their areas. New style local and neighbourhood plans must focus on local issues and must be framed in such a manner as to encourage/create sustainable local communities. Points 2 and 3 are especially supported as it gives support to the local power.

50 What other principles, if any, do you believe should inform the scope of National Development Management Policies?

Answer:

It would be good for national policy to support and enable (not drive) local policies.

51 Do you agree that selective additions should be considered for proposals to complement existing national policies for guiding decisions?

Yes

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?

Answer:

Private and public amenity space e.g. gardens, playgrounds and sports facilities, village squares/village greens

Chapter 11

53 What, if any, planning policies do you think could be included in a new Framework to help achieve the twelve levelling up missions in the Levelling Up White Paper?

Answer:

The detail is not included in the consultation documents so can't be answered.

54 How do you think 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?

Answer:

National policies which allow housing needs surveys to become the guiding principle.

Local employment opportunities need to match the skills of the local communities in order to preserve them - with a focus on building and retaining communities

Provision of further education opportunities not just in cities but in towns

Support of diversifying housing stock and community to provide framework

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?

No

Please set out the reason for your answer:

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, girls and other vulnerable groups feel safe in our public spaces, including for example policies on lighting/street lighting?

Not Answered

Please set out the reason for your answer:

Safer places for all is preferred as this is much too restrictive to what kinds of groups can be vulnerable.

Chapter 13

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?

Answer:

Simplify the process to ensure swift passing of new legislation and policies.

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.

Answer:

Are you responding as ...?

In another capacity

If you are responding in another capacity, please select from the following options:

Other (please specify) - Town/Parish Council

If you are responding on behalf of an organisation, please tell us the name of your organisation:

Sevenoaks Town Council

Please tell us the first five characters of your postcode:

If you are responding on behalf of an organisation, please use your organisation's postcode. We use this to help us to analyse our data. It will not be used to identify who you are

TN133

Would you like to answer questions on the proposed Home to School Transport Policy for children and young people aged 4 to 16?

Yes - I'd like to see these questions

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

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

1. Ensuring full support for pupils where KCC as the corporate parent has responsibility for providing the best possible care.	Strongly agree
2. Formalising KCC's Personal Transport Budget scheme and make it available to eligible mainstream pupils.	Strongly agree
3. Allowing schools to support their own entitled pupils more easily by school led transport arrangements.	Tend to agree
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.	Strongly agree
5. Providing automatic eligibility for younger siblings where KCC Members have upheld an appeal for an older sibling with the same circumstances.	Tend to agree

6. Automatically approve transport to alternative addresses where there is zero cost to KCC.

Strongly
agree

If you would like to comment on any of the improvements, 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.

Regarding Number 3 - STC supports this as long as support or funding is provided in order to ensure quality provision. This needs to be supervised and monitored to ensure the support is adequately provisioned. In addition, the objectives should be linked to KCC policies for reducing private transport and maximising group travel to encourage less private car use. It would be useful to see how this policy relates to KCC climate change initiatives.

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.

It is important to note that most children will be planning their travel on a 5-7 year basis rather than annually, therefore this would be a good place to make sure there is equal access to education regardless of ability to get there and limited means. A representative of the Kent Association of Local Councils mentioned at a recent meeting to KCC Officers that they wanted to be talked to about local input for bus services in order to get stability. STC would be keen to reiterate this and request that KCC take up the offer from town and parish councils across the county to work together towards getting stability for students. This also as articulated at the KALC Annual General Meeting by the leader of KCC Member Roger Gough. Such a consultation would greatly improve the provision of those of needed transport and also as a biproduct of finances for KCC. Please note that the above recommendation is also made in response to Question 22. (Question 14 on the printable copy of the questionnaire)

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.

Is the Cycle Bursary Scheme something that would be of interest to you or your child(ren)?

Not applicable

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.

This scheme should be accompanied by ready access to safe cycle training. STC recommend that KCC collaborate with local authorities and support local initiatives, as these are likely to be more focused on the needs of their respective communities.

Would you like to answer questions on the Post 16 Transport Policy Statements?

Yes - I'd like to see these questions

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 do not, please continue to the next page.

STC would reiterate that the yearly policy review is not sufficient and should instead be part of a 2-5 year plan to cover the entire period of education because this is how families will be planning for travel. Parents and students need to have confidence that the system will be available for the entirety of their education. In addition, this currently focuses only on buses and doesn't consider travel options where both trains and buses will be used. At Post 16 age students are more likely to have to travel further and are also required to pay adult fares. Therefore STC would request that formal subsidy be included for hybrid rail/bus travel. In terms of Independent Travel Training - this is supported in principle, however it is not clear how this will be provided - and how thoroughly. Students may need additional coaching and mentoring to ensure that they are adequately able and confident to utilise this independence. STC looks forward to seeing sustained thorough and effective support for these individuals, and would strongly recommend that an objective test or assessment be required at the end of the course to ensure that it has satisfactorily fulfilled its intended function.

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.

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

Strongly disagree

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

STC would disagree with this, unless there is effective support for those with limited means. This will effect a large amount of people in Sevenoaks District, so there will be a lot of people who will need support.

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.

To what extent do you agree or disagree with the removal of additional drop off and collection times for Post 16 learners?

Strongly disagree

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

STC disagrees on the basis that this amendment removes any flexibility for Post 16 learners and will disadvantage many - especially those that are combining education with work.

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.

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?

Tend to disagree

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

It is difficult to comment when the qualifying criteria is not clear - there needs to be an allowance for instance for students whose family or health or other conditions have caused them to delay further education. In addition, STC reiterates that there must be continuity of transport provision so that students can plan for the entirety of their education, not just that year.

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.

A representative of the Kent Association of Local Councils mentioned at a recent meeting to KCC Officers that they wanted to be talked to about local input for bus services in order to get stability. STC would be keen to reiterate this and request that KCC take up the offer from town and parish councils across the county to work together towards getting stability for students. This also as articulated at the KALC Annual General Meeting by the leader of KCC Member Roger Gough. Such a consultation would greatly improve the provision of those of needed transport and also as a byproduct of finances for KCC.

Would you like to answer questions on the Home to School and Post-16 Transport Retendering Procedure for Pupils with an EHCP and/or SEND?

Yes - I'd like to see these questions

To what extent do you agree or disagree with how we propose to communicate and engage with key stakeholders on planned changes to services?

Neither agree nor disagree

If you have any comments on how we propose to engage with key stakeholders on planned service changes, please tell us in the box below.

Please do not include any personal information within your response.

The several methods must result in both parents and pupils being fully aware of the proposals and any resulting policies.

If you have any other comments or suggestions on our Home to School and Post-16 Transport Retendering Procedure for pupils with an EHCP and/or SEND, please tell us in the box below.

Please do not include any personal information within your response.

The outcomes which will result Retendering Procedure must not disadvantage any pupils.

Are you willing to provide more information about yourself?

Responding on behalf of an organisation

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Planning Applications to be Considered

Planning Applications received to be considered on 20 March 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01254/FUL	Sean Mitchell 23/03/2023	Cllr Shea	Barton Wilmore 01322374660
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Sevenoaks Gasholder Station	Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/23
21/01254/FUL - Amended plan				
Construction of a residential development of 136no. Dwellings, new vehicular accesses from Otford Road and Cramptons Road, associated parking, landscaping, drainage, boundary treatments and earthworks.				
A summary of the main changes are set out below:				
Further information submitted				
Environmental Assessment				
Factual Site Investigation Report				
Baseline Report and Groundwater Monitoring Strategy				
Controlled Waters Detailed Quantitative Risk Assessment				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRWTKFBK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03379/FUL	Samantha Simmons 24/03/202	Cllr Bonin	Haskins Design 01322479561
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Shefik		Gallery 88	3 Station Parade, London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/23
22/03379/FUL - Amended plan				
Change of use of the rear section of the building from Class E - commercial to Class C3 - 2 self contained flats with associated bin stores and cycle stores. Change of use of the front section of the building from an Art Gallery to a café and hot food takeaway and access to proposed flats.				
A summary of the main changes are set out below:				
Plant Noise Assessment.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMFGETBKH6D00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00291/HOUSE	Christopher Park 27/03/2023	Cllr Ancrum	Sevenoaks Plans 01732240140

Planning Applications to be Considered

Planning Applications received to be considered on 20 March 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Luhnnow-Wygart		36 Dartford Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			06/03/23
Demolition of existing ground floor rear extension and shed. Extend existing balcony at rear. Removal of chimney. Rooflights. Alterations to fenestration. New pedestrian access at rear. New front wall with pedestrian gate. New Shed. Landscaping.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPEV2LBKIK900		

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00345/HOUSE	Stephanie Payne 27/03/2023	Cllr Morris Brown	Tangent Space 07905106612
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Chorley		2 Knole Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/03/23	
Proposed rear and side extension including a dormer window to the rear roof slope and enlarged and relocated rooflight to the front roof slope.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPO4GUBKIP000			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00365/HOUSE	Stephanie Payne 28/03/2023	Cllr Eyre	Kentec Draughting Services
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Wenham	Casanove	Clenches Farm Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/02/23	
Garage conversion to habitable space, single storey rear extension with lantern and internal alterations.				
// Amended Plan received 07-03-2023 //				
A summary of the main changes are set out below:				
Fenestration materials have been revised to black aluminium.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPPZ4WBKIQS00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00384/HOUSE	Samantha Simmons 21/03/2023	Cllr Shea	Kledesign Limited 07766755751
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Derrett	Cemetery Cottage	194 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/02/23	
Proposed single garage with an "A Frame" Gable roof and the addition of a new automatic sliding gate to the entrance/exit to the property.				

Planning Applications to be Considered

Planning Applications received to be considered on 20 March 2023

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPTOY5BKISY00
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7	Plan Number	Planning officer	Town Councillor	Agent
	23/00385/HOUSE	Christopher Park 23/03/2023	Cllr Eyre	WealdDesigns 01892667488
Case Officer				
Applicant		House Name	Road	Locality
Mrs A Wickham			8 Croft Way	Kippington
Town		County	Post Code	Application date
				02/03/23
Loft conversion with dormer window. Single storey side extension. First floor side extension. External decking. Alteration to vehicular access. Solar panels. Roof alterations and removal of chimneys.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPTOYDBKIT000			

8	Plan Number	Planning officer	Town Councillor	Agent
	23/00413/FUL	Louise Cane 29/03/2023	Cllr Busvine	WA Architects 01959565065
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Abbad		The Hardware Centre	36-42 London Road	Town
Town		County	Post Code	Application date
				08/03/23
Creation of a new ground floor access to Nos. 36-38; extra space for the rear courtyard, flat roof windows and main roof rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ133YBKIVQ00			

9	Plan Number	Planning officer	Town Councillor	Agent
	23/00450/HOUSE	Louise Cane 21/03/2023	Cllr Parry	M R Garland 01892724542
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs D Prout			51 Brattle Wood	Kippington
Town		County	Post Code	Application date
				28/02/23
Proposed residential outbuilding/annex.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ4SEWBKJ0500			

10	Plan Number	Planning officer	Town Councillor	Agent
	23/00455/HOUSE	Christopher Park 29/03/2023	Cllr Parry	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr H McKkay		Chantreys	3 Rosefield	Kippington
Town		County	Post Code	Application date
				08/03/23
Demolition of existing shed and replacement with new timber outbuilding.				

Planning Applications to be Considered

Planning Applications received to be considered on 20 March 2023

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ4SG6BKJ0F00
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11	Plan Number	Planning officer	Town Councillor	Agent
	23/00457/HOUSE	Stephanie Payne 24/03/2023	Cllr Clayton	Kent Building Control 013036560
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Rodel				
8 Holly Bush Lane				
Eastern				
Town				
County				
Post Code				
Application date				
03/03/23				

Single storey rear extension and alterations to existing detached workshop.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ4SGKBJ0J00
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12	Plan Number	Planning officer	Town Councillor	Agent
	23/00459/HOUSE	Samantha Simmons 30/03/202	Cllr Dr Canet	Blackburn Architects 078854236
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr Osburn				
Pounsley House				
Pounsley Road				
Dunton Green - Adjoining				
Town				
County				
Post Code				
Application date				
09/03/23				

Single storey rear & side replacement extensions. Roof extensions to dwellinghouse with associated internal alterations. Replace existing garage & laundry building with erection of annex outbuilding. Erection of garage. Demolition of existing outbuildings. Rooflights.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ4SHCBKJ0N00
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13	Plan Number	Planning officer	Town Councillor	Agent
	23/00464/HOUSE	Stephanie Payne 27/03/2023	Cllr Dr Canet	Harringtons 01732742200
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Miss Harper & Giles				
113A Bradbourne Vale Road				
Northern				
Town				
County				
Post Code				
Application date				
06/03/23				

Single storey extension. Replacement roof with raised ridge. Dormer to left flank elevation. Rooflights and sun pipes.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ6N1BBKJ1X00
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14	Plan Number	Planning officer	Town Councillor	Agent
	23/00465/HOUSE	Abbey Aslett 22/03/2023	Cllr Camp	Harringtons 01732742200

Planning Applications to be Considered

Planning Applications received to be considered on 20 March 2023

Case Officer			
Applicant	House Name	Road	Locality
Mrs C Furnish		7 Pineneedle Lane	St Johns
Town	County	Post Code	Application date
			01/03/23
Demolition of existing conservatory. Erection of a rear single storey pitched roof, rear extensions with roof lights. Extension of existing patio. Alterations to fenestration.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ6N1OBKJ2100		

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00473/FUL	Samantha Simmons 03/04/202	Cllr Michaelides	Loew Design & Project Managem
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Dittrich		Tylers	St Nicholas Drive	Town
Town		County	Post Code	Application date
				13/03/23
Replacement dwelling with double garage, alteration driveway and retaining walls.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO8HOSBKJ3N00			

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00478/MMA	Samantha Simmons 24/03/202	Cllr Parry	Robinson Escott 01689836334
Case Officer				
Applicant		House Name	Road	Locality
Mr V Grigore		Tanglewood House	33 Garth Road	Kippington
Town		County	Post Code	Application date
				03/03/23
Amendment to 22/02126/FUL.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ8HQ2BKJ3X00			

17	Plan Number	Planning officer	Town Councillor	Agent
	23/00509/HOUSE	Stephanie Payne 28/03/2023	Cllr Granville-Baxter	Andrew Wells Planning & Design
Case Officer				
Applicant		House Name	Road	Locality
Mr J Kinghorn			39 Bosville Drive	Northern
Town		County	Post Code	Application date
				07/03/23
Extension to the rear of the ground floor level. Erection of a new first floor to provide additional habitable space. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROHRAPBKJ7G00			

18	Plan Number	Planning officer	Town Councillor	Agent
	23/00550/HOUSE	Stephanie Payne 30/03/2023	Cllr Eyre	Offset Architects 01732753333

Planning Applications to be Considered

Planning Applications received to be considered on 20 March 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Peters	Midhurst	79A Kippington Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			09/03/23
Single storey rear extension, minor internal alterations, rooflights, new covered link from garage to utility room, and steps.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQR0TCBKJAV00		

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00561/HOUSE	Abbey Aslett 31/03/2023	Cllr Eyre	Carmen Austin 07866962268
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Bonser		13 Redlands Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/03/23	
Demolition of existing conservatory. Erection of ground floor side and rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQSVGHBKJC600			

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00566/HOUSE	Abbey Aslett 03/04/2023	Cllr Parry	Anderson North 07703170767
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Head	Park Cottage	Tonbridge Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/03/23	
Single storey rear infill extension with rooflight.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQSVI5BKJCG00			