

13th June 2023



You are summoned to attend a meeting of the Sevenoaks Town Council **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 19th June 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/EmlIbWPQwjc> 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 Layne
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell
Cllr Dixon
Cllr Granville

Cllr Gustard
Cllr Michaelides
Cllr Shea - Mayor
Cllr Skinner OBE
Cllr Varley – **Vice Chair**
Cllr Willis
Cllr Wightman

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



Town Clerk

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 7-19)

To receive and agree the Minutes from the Planning Committee Meeting held on 5th June 2023.

5 HIGHWAY IMPROVEMENT PLAN (Pages 21-42)

a) To note that Highway Improvement Plans are a working document shared between Town/Parish Councils with the County Council, in order for the Town/Parish Council to propose priority projects for improving the highway. These are intended to be reviewed once a year by a KCC Officer with deliverability advised on and 1-2 cases actioned per year.

b) To note a procedural note which further explains this process as provided by KCC in 2019.

c) To note that Sevenoaks Town Council last submitted its revised HIP in December 2021, however numerous staffing and department changes at KCC have meant that no priorities have yet been confirmed as delivered.

d) To receive and note copy of the HIP with outstanding KCC Officer actions shown in red font.

e) To discuss and agree whether the HIP be revised and resubmitted to KCC.

6 APPEALS (Pages 43-44)

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

APP/G2245/W/23/3314396: 22/01946/FUL – 114 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 4th July 2023.

INFORMATIVES:

On 3rd October 2022 Sevenoaks Town Council recommended approval of the application, subject to the Conservation Officer being satisfied as to the materials to be used.

7 APPEALS (Pages 45-46)

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

APP/G2245/W/23/3316684: 22/01849/FUL – 150 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 5th July 2023.

INFORMATIVES:

On 8th August 2022, Sevenoaks Town Council recommended refusal of the application, unless the Conservation Officer is satisfied that the additional height, as well as the proposed design and materials for the third floor would not appear incongruous and out of keeping with the local conservation area.

8 APPEALS (Pages 47-49)

a) To receive notice that the following appeal has been DISMISSED by the Planning Inspector:

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

9 APPEALS (Pages 51-53)

a) To receive notice that the following appeal has been DISMISSED by the Planning Inspector:

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

10 KENT BUS SERVICES CHANGES BULLETIN COVERING MAY – AUGUST 2023 (Pages 55-57)

a) To receive and note a summary provided by KCC identifying bus service changes registered by an operator to take place in May, June, July and August 2023.

b) To note that further information as to these changes can be found via the following website:

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/bus-travel/bus-services-in-kent>

11 KCC PUBLIC CONSULTATION ON DRAFT KENT MINERALS AND WASTE LOCAL PLAN 2024-39 FURTHER PROPOSED CHANGES CONSULTATION DOCUMENT (Pages 59-60)

a) To receive reminder that Kent County Council's Kent Minerals and Waste Local Plan 2013-30 (KMWLP) began its statutory five-year review process in 2021 and was subsequently revised in order to reflect changes in national policy and guidance. These changes were publicly consulted on twice, both times in which STC received and noted but did not comment on the proposals.

b) To note that further changes have been proposed in light of the previous consultation responses, and to therefore receive a consultation letter inviting comments on these by 25th July 2023.

c) To note that the consultation documents and supporting information are available via the following link:

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

12 KCC PUBLIC CONSULTATION ON DRAFT KENT MINERAL SITES PLAN INCLUDING DETAILS OF NOMINATED HARD ROCK SITE (Pages 61-61)

a) To receive consultation letter inviting comments on KCC's draft Kent Mineral Sites Plan, which includes details of an additional nominated hard rock site which was identified via a Call for Sites in 2022. This forms part of the KMWLP as above and will be used to inform whether the nominated site can progress towards being allocated in the Kent Mineral Sites Plan.

b) To note that the consultation will remain open until 25th July 2023.

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c) To note that the consultation documents and supporting information are available via the following link:

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

13 PLANNING APPLICATIONS (Pages 63-65)

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 12th June 2023.

14 PRESS RELEASES

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

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Sevenoaks Kent TN13 3QG

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Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 5th June 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=kgiZ3cfk7pI>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chairman	Present	Cllr Shea – Mayor	Present
Cllr Dr Canet	Apologies	Cllr Skinner OBE	Present
Cllr Clayton	Present	Cllr Varley	Present
Cllr Daniell	Present	Cllr Willis	Apologies
Cllr Dixon	Apologies	Cllr Wightman	Present
Cllr Granville	Present		

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

104 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

105 DECLARATIONS OF INTEREST

Cllr Ancrum and Cllr Skinner declared that they had a non-pecuniary interest in [Plan no. 5], as they are both applicants of a similar application to install solar panels on a Listed Building. They therefore did not take part in discussions and did not vote on its outcome.

106 DECLARATIONS OF LOBBYING

None.

107 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 22nd May 2023.

It was RESOLVED that the minutes be approved.

108 FORMAL ADOPTION OF THE SEVENOAKS TOWN NEIGHBOURHOOD PLAN

The Committee received and noted a copy of Sevenoaks District Council's Adoption Statement for the Sevenoaks Town Neighbourhood Plan (STNP). It was noted that the STNP now has legal effect as part of the District Council's Statutory Development Plan.

109 DEVELOPMENT CONTROL COMMITTEE

a) The Committee noted that the below application was discussed by Sevenoaks District Council's Development Management Committee (DMC) (formerly known as the Development Control Committee) on 1st June 2023:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road

b) It was noted that Cllr Shea attended the meeting and made representation on behalf of Sevenoaks Town Council with regards to the planning application. This was approved via Chairman's Action, due to nomination of a Town Councillor being required before the next Planning Committee meeting.

c) Cllr Shea reported that most of STC's concerns had been addressed in the Case Officer's recommended draft planning conditions, which were approved by the DMC. She reported that the Outline planning application had therefore been Granted, and that the Planning Committee could therefore anticipate being consulted on further planning applications which would contain various reserved matters as excluded from the Outline application and as required by the conditions of its planning permission.

110 APPEAL – DEFERRED AGENDA ITEM FROM 22-05-2023

a) The Committee noted that the following Appeal will be taking place via Public Inquiry at the District Council Offices on 27th June 2023 at 10am:

- **APP/G2245/W/23/3316398: 22/00863/FUL – Berkeley House, 7 Oakhill Road**

b) It was noted that Cllr Daniell had been registered to attend and speak against the Appeal on behalf of Sevenoaks Town Council, with her nomination having been processed under Chairman's Action due to the decision being required before the next Planning Committee meeting.

111 PROPOSED DEPOSIT DOCUMENTS FOR AMENDMENT 47 A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS

a) Councillors received and noted documents on public deposit from Kent County Council, giving notice of its intention to amend waiting restrictions affecting specific sections of the following roads:

- Bayham Road
- St Georges Road
- St Johns Road
- St James Road
- Serpentine Road

b) Cllr Clayton expressed his support in particular of the additional set of lines at the busy junction of Bayham Road and Serpentine Road, which he noted were also supported by local residents and the Residents Association. He also noted that the other

proposed changes in the Eastern Ward would help to address the limited supply of on street parking in and around the Hartslands area.

c) Cllr Shea also expressed her support of the proposals, especially at St Johns Road and St James Road, which she welcomed with the Committee's unanimous agreement.

d) It was **RESOLVED** that the Town Council's support of the amendments be forwarded to Kent County Council alongside Cllr Clayton and Cllr Shea's comments.

112 PROPOSED DEPOSIT DOCUMENTS FOR AMENDMENT 49 A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS

a) Councillors received and noted documents on public deposit from Kent County Council, giving notice of its intention to amend waiting restrictions affecting specific sections of the following roads:

- Hitchen Hatch Lane
- Quakers Hall Lane
- Vine Court Road

b) Cllr Clayton provided an overview of the proposals affecting the Eastern Ward area and made the following observations:

- That he considered the existing double yellow lines on the west side on Vine Court Road to be essential to pedestrian safety, especially to school children who walk up Hollybush Lane to the school. He recommended that KCC's proposals to remove them be opposed, and the 30m stretch of lines be retained
- That the yellow lines on the east side of Vine Court Road could be shortened to create a couple of extra parking spaces, as he believed the sight lines to be less essential to ensuring pedestrian safety
- That he believed there could be scope to reduce the double yellow lines at the junction of Hartslands Road and Quakers Hall Lane, however recommended that a more effective solution would be to introduce a parking prohibition between 8.00am to 9.00 am on the last few metres of the road, so that it would be used by residents to park overnight and at weekends.
- He expressed his support for the reduction of double yellow lines to the west of the junction at Quakers Hall Lane and Allotment Lane, however considered that those to the east should be retained in order to protect the dropped kerb exit, as he considered those lines to be essential for ensuring safe exit of vehicles. He agreed however that the lines could be shortened by 4 or 5 metres.
- Finally, Cllr Clayton agreed that the lines in Allotment Lane could be reduced to the vision splay indicated by the boundary walls on the properties on each side, as he did not consider that this would impact safety.

c) The Councillors expressed agreement with Cllr Clayton's comments and recommendations, and it was **RESOLVED** that they be forwarded to Kent County Council.

113 HAS MADE DOCUMENTS FOR AMENDMENT 45 A WAITING RESTRICTIONS ORDER ON HITCHEN HATCH LANE

The Committee received and noted documents on deposit from Kent County Council, announcing that it has officially amended waiting restrictions on a section of Hitchen Hatch Lane.

114 SEVENOAKS TOWN EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE CONSULTATION

a) The Committee received notification that Sevenoaks District Council, in partnership with Kent County Council, had launched a public consultation on its proposed Sevenoaks Town East to West Walking, Wheeling and Cycling route on 1st June 2023.

b) It was noted that full details of the public consultation, including a map of the route, background documents and detailed drawings, as well as the opportunity to comment on it would remain available until 14th July 2023:

<http://www.sevenoaks.gov.uk/walkwheelcycle>

c) It was noted that the following public drop-in sessions would be held, with District Council and Kent County Council Officers available to answer questions relating to the proposals:

- Tuesday 6th June 2023 from 1pm to 4pm (Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG)
- Wednesday 12th July 2023 from 5pm to 8pm (Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG)

d) Cllr Shea suggested that the proposals required detailed analysis before the Town Council could form a sufficient and informed opinion on the consultation, and therefore recommended that a Working Group be formed to look at the proposals in greater detail and feedback to the Committee at a later date.

e) It was **RESOLVED** that a Working Group comprised of Cllr Clayton, Cllr Shea, Cllr Skinner and Cllr Layne be formed to do as above, and to report the Planning Committee on 19th June 2023.

115 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 29th May 2023. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

116 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued informing the public that the Sevenoaks Quarry (Tarmac) outline planning application had been Granted with conditions which address the majority of the Planning Committee's concerns with the proposals. To also note Cllr Shea's representing of STC at the Development Management Committee, and that the planning application will now be followed by more detailed applications regarding previously reserved matters.

There being no further business the Chairman closed the meeting at 8:26pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 5-6-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03572/HOUSE	Christopher Park 10/06/2023	Cllr Daniell	Pump House Designs 014 84974420
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Parfitt		72 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/05/23	

22/03572/HOUSE - Amended plan

Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Alterations to fenestration and external materials.

A summary of the main changes are set out below:

The applicant has reduced the scale of the front extension.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01015/HOUSE	Stephanie Payne 20/06/2023	Cllr Wightman	Claire Lutzow Architect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
K & H Schnoes	Balmedie	Wilderness Avenue	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/05/23	

23/01015/HOUSE - Amended plan

External alterations to cladding, dormers, balconies, chimney, windows and doors. Removal of rear extension to be replaced by a new extension with smaller footprint. New rear dormer. Solar panels. Alterations to fenestration. Rooflights. Fencing.

A summary of the main changes are set out below:

Plans have been updated in response to conservation comments received on the scheme. An accompanying statement has also been provided.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the amendment.

Planning Applications Considered

Applications considered on 5-6-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01024/HOUSE	Christopher Park 09/06/2023	Cllr Gustard	Mr Eren Munir 079853921
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/23
Proposed outbuilding to land at rear of house.				

Comment

Sevenoaks Town Council recommended approval, subject to:
 The Arboricultural Officer being satisfied with the measures in place to protect the wooded area covered by a blanket Tree Protection Order,
 The Environment Officer being satisfied with the measures in place to protect wildlife and their habitats
 That the outbuilding be enured to the existing property and a condition that it may not be used as a residential unit

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01182/HOUSE	Christopher Park 17/06/2023	Cllr Ancrum	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pullin		Humbugs	31 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/23
Erection of single storey rear extension and associated works.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 That the proposals represent over-development of the property given its location in the conservation area
 Overshadowing and subsequent loss of amenity to neighbours
 The depth of the extension is contrary to the Conservation Area Management Plan and is out of keeping and out of scale with the surrounding dwellings
 It would set an unwelcome precedent

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01194/HOUSE	Stephanie Payne 09/06/2023	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wright			36 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/23
Installation of solar panels.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied that the visual amenity of the Conservation Area is not compromised.

Planning Applications Considered

Applications considered on 5-6-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01282/HOUSE	Stephanie Payne 08/06/2023	Cllr Wightman	Clair Lutzcow Architect 07 876450000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K & H Schnoes		Balmedie	Wilderness Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/23
Replacement chain link fence.				

Comment

Sevenoaks Town Council recommended approval, subject to following:
That the fence be made permeable to local wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1,
That the Arboricultural Officer is satisfied that the tree systems on the verge won't be adversely impacted by the metal posts, should they be sunk in concrete
That the Conservation Officer is satisfied as to the materials of the fence being chain-link.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01300/MMA	Christopher Park 16/06/2023	Cllr Dixon	David Blanco Associates
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms V Britton		Site of	80 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/23
Amendments to 03/02900/FUL.				

Comment

Proposed from the Chair with Cllr Dixon's apologies:

Recommend refusal unless the Planning Officer is satisfied that there is:
No material loss of privacy to #82 due to the proposed ground floor windows and
That the proposed incorporation of the conservatories into enlarged dining rooms with solid walls does not contribute unduly to the bulk of the building and constitute overdevelopment of the site.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01330/HOUSE	Stephanie Payne 07/05/2023	Cllr Gustard	WA Architects 019595650
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Aspinall		Timbers	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/23
New double garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01341/HOUSE	Christopher Park 13/06/2023	Cllr Shea	Kent Building Control 013 22656001
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Alexander		65 Betenson Avenue	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/05/23	
New first floor. Garage conversion. Front porch extension. Alterations to roof. Removal of existing chimneys. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, subject to inclusion of opaque glass in the upper storey windows on the western side, and subject to Planning Officer being satisfied that there is no overlooking or otherwise loss of amenity to neighbours, including 63 Betenson Avenue and 17 Robyns Way.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01346/LBCALT	Louise Cane 10/06/2023	Cllr Granville	Claire Lutzow Architect 07 236450000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Stevens	Lynch House	21 Clarendon Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/23	
Proposed remedial, repair and renovation work; remove and replace roof membrane. Brickwork and tiling to be cleaned, repaired or replaced. Exterior door and window to be repaired and redecorated. Leadwork to be repaired or replaced. Plastic rainwater goods to be replaced with cast iron. 2 attic windows to be replaced. 1 flat-headed window to be replaced with an arched-head window. External works to increase drainage around side porch. Repairs to flaunching at the top of chimneys.				

Comment

Sevenoaks Town Council recommended approval, subject to approval of the Conservation Officer.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01353/MMA	Christopher Park 09/06/2023	Cllr Daniell	Coleman Anderson Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Smith	Treetops	71 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/05/23	
Amendment to 21/02694/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01359/FUL	Louise Cane 10/06/2023	Cllr Willis	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Smale		5 St Botolphs Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/23	
Existing window to be changed to a door.				

Comment

Proposed from the Chair with Cllr Willis' apologies:

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

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01364/HOUSE	Louise Cane 16/06/2023	Cllr Gustard	Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D & Mrs K James		49 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/05/23	

Rear single storey extension. Front single garage and hobby room extension with basement gym below. New porch. New swimming pool. Internal alterations. Alterations to roof. Alterations to ground level. Alterations to fenestration. Windows. New retaining wall. New gate and fence. Landscaping. Rooflights

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and finish used and that there are adequate drainage measures in place for surface water runoff. In addition, that the Arboricultural officer is satisfied with the landscaping plan.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01366/HOUSE	Abbey Aslett 10/06/2023	Cllr Shea	Keith Chandler 07764578
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Stroud		9 The Meadway	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/23	

Single storey side & front extension. Front canopy.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-23

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01379/FUL	Sean Mitchell 13/06/2023	Cllr Skinner	Open Architecture 017327 70500
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Jenn		93 Hitchen Hatch Lane	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/05/23	
Extension and renovation (including fenestration updates) of existing building to allow for 3 additional flats. Demolition of existing garage to facilitate the erection of new build block containing 4 flats and under croft parking area. Landscape alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to:

The Planning Officer being happy with design and material used,
 The Arboricultural Officer being satisfied with the proposed arrangements for the management of the trees that will be maintained and for the replacement of trees that will be lost,
 The boundary being permeable to local wildlife, following the Sevenoaks Town Neighbourhood Plan Policy L1, which states that new development should retain natural features that support wildlife, and should establish ecological networks that allow wildlife to pass between habitats.
 That affordable housing provisions being met as per the District Council's Affordable Housing policy

Informative

It would be desirable to provide two additional car parking spaces for visitors.
 Sevenoaks Town Council noted that the proposals adhered to the Sevenoaks Town Neighbourhood Plan in the following aspects:
 The sustainable retaining of a locally listed asset, in line with Objective 1 which pertains to respecting the town's heritage
 The retention of trees and the improved landscaping is in line with Objective 5 which recognises the significant contribution of trees and hedgegrows
 The proposed environmental approach is in line with Objective 17 which pertains to minimising environmental impact by providing energy efficient homes
 The development of this site to provide a range of new homes is line with Objectives 15 and 16 which pertain to consolidating vacant or under-utilised land and providing a range of new homes to meet local needs.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01382/HOUSE	Anna Horn 13/06/2023	Cllr Willis	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Arnott		1 Bouchier Close	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/05/23	
Single storey front extension and roof canopy.				

Comment

Proposed from the Chair with Cllr Willis' apologies:

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

Planning Applications Considered

Applications considered on 5-6-23

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01392/HOUSE	Louise Cane 14/06/2023	Cllr Michaelides	Offset Architects 0173275 2222
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Marshall		56 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/05/23	
Demolition of the existing outbuilding, conversion of the garage. Reconstruction of the conservatory with a solid roof, construction of a garden studio with covered patio/link and addition of new rooflights and windows to the second floor. Landscaping works to include a new garage to the front of the plot and alterations to the parking areas.				

Comment

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

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01412/FUL	Louise Cane 16/06/2023	Cllr Daniell	DMP 01892534455
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Ingram	West Heath School	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/05/23	
Widening and re-surfacing of the existing and temporary access roads within the site with the relocation of entry/exit barriers, associated intercoms & ANPR controls with associated landscaping and improvements, installation of timber bollards and low level lighting to the perimeter of the driveway, 18 no. new parking spaces to be provided, including 5 no. EV charging points.				

Comment

Sevenoaks Town Council recommended approval, subject to:
The Arboricultural Officer being satisfied with the tree removal and advising on a suitable replacement
Kent County Council being satisfied with the proposals
The recommendations of the PEA being followed.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01438/HOUSE	Louise Cane 17/06/2023	Cllr Michaelides	Carmen Austin Architectur
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Plowman	Belmont	The Vine	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/05/23	
Alterations to fenestration and roof over existing side gym and study block.				

Comment

Sevenoaks Town Council recommended approval, subject to both the Planning and Conservation Officer being satisfied with the materials and designs, and subject to the Planning Officer being satisfied that there will be no unacceptable adverse impact on neighbours or on the street scene.

Informative:

Sevenoaks Town Council noted the absence of a Design and Access Statement, which hindered the Town Councillors in their assessment of the proposals. The Town Council therefore requested that similar applications be required to submit a Design and Access Statement in the future in order to address this.

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Parish Highway Improvement Plans - Procedure Note

23rd December 2019

- **Parish Highway Improvement Plans** should initially put forward and completed by your Parish. These are intended to include your medium-term priorities. They could tie in with your Neighborhood Plans if you are in an area of high re-development.
- Input and advice can be given from KCC Schemes Planning & Delivery team or Highway Operations, via the Stewards, as appropriate to assist you. KCC will inform and contribute its advice into your Parish Highway Improvement Plan.
- KCC will give free initial advice but if a scheme is identified and considered to be appropriate, KCC has to charge for any significant officer time for design and/or delivery as it is over and above KCC's core function and we have to supplement our staff resource to deliver your schemes.
- KCC is unable to guarantee that all your plans will be deliverable. It may only be possible to deliver your top 1 or 2 priorities per year in some cases, but each district is different so your requests will be considered individually.
- Whilst this is intended to be a living document for your Parish, KCC can only make resources available to review each plan annually.
- KCC's charges for time spend are inexpensive when compared to consultants.
- The first point of contact for operational and maintenance issues is still your KCC District Team – your District Manager or the Highway Stewards.

Nikola Floodgate, Schemes Planning & Delivery Manager, Kent County Council

Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council* Highway Improvement Plan

Submission Date: 01/12/2021

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HIP Front Cover

HIP Version	Submitted by (Name)	HIP Date	Record Of Meeting Dates with KCC Virtual or Face to Face	Please list below the funding Opportunities/Sources for HIP initiatives/Measures	
1	Georgie	18.10.2021	DR and NR virtual mtg 17/11/22 NR and GE virtual 13/03/23	County Member, Parish Precept Donation	
Are you an active member of the Speed Watch Scheme?			Yes ☐ No ☒	Are you an active member of the Lorry Watch Scheme?	
			Yes ☐ No ☒		
Name of HIP Representative	Georgie Elliston	Contact Telephone Number	01732 459953	Email Address	planning@sevenoakstown.gov.uk
Name of Clerk	Linda Larter	Contact Telephone Number	01732 459953	Email Address	townclerk@sevenoakstown.gov.uk
Name of Chair	Cllr Simon Raikes (Planning Committee Chair)	Contact Telephone Number		Email Address	Cllr.raikes@sevenoakstown.gov.uk
KCC Project Manager Name	Nigel Rowe	Contact Telephone Number		Email Address	west.highwayimprovements@kent.gov.uk

- Please note the Priority column MUST be those issues which are regarded as the most important (No 1 being your highest priority, then filtering down)
KCC is unable to guarantee that all your requests will be deliverable, but Project Managers can investigate your top 1 or 2 priorities per year.

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Live Priorities Record

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
1.	Bat and Ball Junction, A25/A225	Inadequate, poorly designed crossing points for pedestrian safety Considerable congestion and delays during the four daily rush hour periods and throughout the day, with particular traffic queues forming on Otford Road and Seal Road towards the junction; Very high levels of air pollution.	We have been consulted by Tarmac on their designs for a roundabout here. Our concerns have been highly reflected in the design we have seen. This scheme should be implemented ahead of the development at the Tarmac Quarry site. The design proposed will improve pedestrian safety, reconnect the neighbourhood and reduce air pollution and traffic jams.	27.05.2021 – Speed Survey requested and ordered 20.08.2021 – Speed Survey data shared with Parish <i>DR 17/11/22 – NR to confirm speed surveys have been completed as not provided to STC. Check crash history. Potential feasibility study to establish acceptable resolution.</i> <i>Tarmac quarry development not started yet.</i>

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				<i>KCC reconfigured and added lining and removed crossing points. NR to discuss with previous project manager to find out further information as to why crossings were removed.</i>
2.	Sevenoaks Rail-Way Station/London Road/Hitchen Hatch Lane	Pedestrians take the “shortest route”, walking in the highway and avoiding pedestrian crossings; Long waits for vehicles at multiple lights causing delays, noise and pollution.	Redesign junction to create safe, direct pedestrian crossings and simplify vehicle controls.	27.05.2021 – SPD have agreed that the scheme is viable in accordance with design standards. Parish advised to seek funding sources detailed design and installation. <i>DR 17/11/22 NR to discuss and take forward. Advise PC on an approx. cost and exact scheme approved. Then PC can advise on funding.</i>
3.	HGV routes in town	HGV movement in town as through	Introduce HGV weight/size restrictions to the “central” Sevenoaks area for through traffic .	27.05.2021 -SPD have agreed to fund and design

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		traffic inhibits active travel, increases burden on junctions, increases air pollution in residential areas, and risks damage to Conservation Areas.	Highways England to improve signage at motorway junctions to direct freight to use the M25 and the A21 bypass rather than A25 through Sevenoaks and neighbouring villages.	the signage and will raise the job for installation by late Summer 2021. 17/11/22 DR & NR – NR to discuss with previous officer to establish whether actions have been taken.
4.	Junction of A25/Hospital Road	Difficult for motorists to exit Hospital Road and Greatness Lane onto A25, contributing to the congestion at Bat and Ball junction. The Tarmac site development, accessed from Greatness Lane, will considerably increase this problem.	KCC Highways Engineering advice welcomed.	A25 Seal Road jct with Greatness Lane – 4 Slight Line refreshing 17/11/22 DR & NR – NR to discuss with previous officer to establish if any action has been taken.
11.	Hillingdon Avenue	Pedestrian crossing safety	<u>Cllr Shea:</u> There is ongoing dialogue between local councillors, residents and the schools about road safety in the Hillingdon Avenue given the huge increase in students walking in this area	- Dropped crossing points are currently being investigated by the School in line with new development

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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council*

Highway Improvement Plan

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			<u>Cllr Clayton:</u> Kent County Council consulted local residents over a year ago on proposals to improve safety of the access to Trinity / Weald of Kent / Boys Grammar schools. The plans included a pedestrian crossing across the east end of Hillingdon Avenue, extending doorways, and a pedestrian crossing across Seal Hollow Road from Hillingdon Avenue to the footpath by Wilderness Avenue. It was accompanied by parking restrictions to improve sight lines, after a student was knocked over in Hillingdon Avenue This was designed to make it safer for students leaving the campus to walk to the south side of Hillingdon Avenue, and then towards Wickenden Road and the St Johns area or up the footpath to Kennedy Gardens and Bayham Road. It also joined up the footway along the west side of Seal Hollow Road outside the schools to the footway on the east side heading towards Blackhall Lane and central Sevenoaks. This footway switches sides on Seal Hollow Road twice before it gets to The Vine, so requires additional measures to create a safe route.	17/11/22 DR & NR – NR to discuss with previous officer and update PC. NR 14/04/2023 The crossing at this location is part of the Sevenoaks East West Cycle Walking and Wheeling Active Travel Scheme which I believe is proposed for a summer consultation. At this time, we know this is being looked into as part of a scheme, so it would be prudent to hold off any action on our part as any work could only end up being dug up again. Obviously if the consultation goes through then that should remedy this issue.
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			I wrote in support of this plan, and made suggestions to improve safety - including a 20mph limit around the end of Hillingdon Avenue - along from Seal Road to Blackhall Lane - to slow traffic round two blind corners approaching the site of the pedestrian crossing. My comments to Tony Lee of KCC are below. "Dear Mr Lee I'm the local District Councillor for this area, and I've seen your proposals circulated to residents. On behalf of KCC you are consulting local residents on plans to - ban parking around the junctions of Hillingdon Avenue and The Crescent with Seal Hollow Road - build pedestrian crossings across the northern entrance of Hillingdon Ave onto Seal Hollow Road, and across Seal Hollow Road itself from the green island between the north and south entrances, to link with the footway on the east side of Seal Hollow Road leading south into Sevenoaks town centre.	14/04/2023 Numbers 11-15 on hold until 20mph zone confirmed deliverable or not
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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council* Highway Improvement Plan

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			I have looked at the site with fellow councillors, and with local residents, and have the following comments and recommendations: 1) The parking restrictions are certainly needed, both in The Crescent and Hillingdon Avenue. Given the real congestion at school leaving times, with cars in traffic jams in all the roads, and in the service road outside nos 90-100 Hillingdon Ave, it would make sense to ensure the restrictions preventing parking extend along the south side of Hillingdon Ave between Seal Hollow Road and Wilderness Mount, and further west, beyond Wilderness Mount. That would allow cars to turn more safely in rush hour congestion, avoid danger to students trying to get to cars parked on the blind corner, and keep sight lines free for students crossing Hillingdon Avenue. Under the proposals there is no zebra crossing which goes right across Hillingdon Avenue, although many students need to cross it to access the well used footpath to Kennedy Gardens and Hillingdon Rise. 2) The zebra crossings suggested - across half of Hillingdon Ave and Seal Hollow Road - to access the footpath running into Sevenoaks town centre would	
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			be welcome if they were safe. However, the Seal Hollow Road crossing lies between two blind corners, with high natural hedges right up to (and in summer overhanging) the road itself. The visibility of the crossing, especially on left hand side for cars approaching from both north and south, is very short. To make a crossing here safe, measures are needed to slow traffic before it comes round both bends. The best solution would be to create a 20mph zone round the school, from the junction of Seal Hollow Road with the A25, to a point south of the junction with Hillingdon Ave / Wilderness Ave where visibility is good, and including The Crescent and the eastern half of Hillingdon Ave. This would halve the stopping distance required for cars approaching the crossings, and also make Hillingdon Avenue itself safer for students crossing all along its length. It would also address the problem of cars entering Hillingdon Avenue too fast from Seal Hollow Road from the south, which caused a serious accident to a student in December 2020. Both Trinity School and Wilderness Mount Residents Association have expressed support for lower traffic speeds in the area.	
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			There is a wider access issue which needs to be addressed. Once students have made it across the zebra crossing and set off south along the footpath on Seal Hollow Road, they have to cross Seal Hollow Road at least once or twice to get to local homes or to Sevenoaks town centre, because the footpath runs out and changes sides of the road twice. One change is just south of the junction with Bayham Road, where the path runs out. A crossing here would allow students to access homes in roads to the west side. The second change is between Knole Golf club and Park Lane, where the path switches from west to east in a narrow stretch, with two dangerous blind corners, just by the Hole in the Wall access to Knole Park. This crossing point is heavily used by residents and visitors to access the park throughout the day, and has been the subject of a large petition before. If the walking route from Seal Hollow Road into Sevenoaks town centre is to be made safe for students in the rush hour this needs to be addressed now.	
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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council*

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			The simplest solution to the Hole in the Wall danger spot would be to bring this stretch of Seal Hollow Road into the 20mph zone which already includes Hollybush Lane and Park Lane - just a few yards away - and adding a speed indicator device to make sure it is observed. More extensive measures - a formal crossing and / or widening pavements - could be done in conjunction with the engineering work by South East Water on their new water main which will be done in 2021. But slowing the traffic on this stretch is essential to make Seal Hollow Road a safe walking route. 3) One problem not addressed at all by the parking plans is parking congestion in most of The Crescent. Residents have to park here, so yellow lines for most of the road are not practical. Parents also park here at school set down and pickup times, because they cannot get into the school car park without long delays. The combination gives rise to congestion, poor driving behaviour and danger to students walking to and from the school. The simplest way to improve the situation is to create more off street parking for residents, to get their cars off the road. There is space to do this - for 16 to 20 cars - on part of the green space opposite 20 - 36	
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			The Crescent, which could be done for little cost. Similar solutions have been implemented at The Green on Hillingdon Rise close by, where there is less pressure on road space. Have you consulted the residents of The Crescent on how this could best be done? An alternative to helping residents with off road parking in The Crescent would be restricting access to anyone who is not a resident (creating a Reduced Vehicle Zone), perhaps by blocking one end of the road, or making the road one way. These are options to make the road safer for the hundreds of students who walk along it every day. I hope this is helpful, and would like to know your reaction. I have run these suggestions past the School Head and the Wilderness Mount Residents Association who agree with them. Yours sincerely Cllr Tony Clayton"	
12.	Seal Road/Greatness Park	Pedestrian crossing safety	<u>Cllr Dr Canet:</u> This is an area used by many walkers accessing the sports facilities, church, dog walking and children's	NR 14/04/2023 I have since learnt about the Sevenoaks 20mph

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			playground. At the bottom of the slope visibility is poor, so that as a car driver coming from Seal it is unexpected to find children and adults trying to cross the road. <u>Cllr Shea:</u> STC had included Greatness Park/ Seal Road in the previous version of the HIP. The concern relates to the lack of safe crossing facilities for families living in Hillingdon Avenue/ Crescent / Wickenden Road areas wanting to access the leisure and open spaces of Greatness Park <u>Cllr Clayton:</u> The stretch of the A25 opposite Mill Lane is where the footpath from the Trinity / Weald of Kent / Boys Grammar campus comes out from Millpond Wood onto Seal Road. It is the most direct route from the schools to the Greatness Area, and to Bat & Ball station, where many take trains to the Darenth Valley, and to Sevenoaks station. Students taking this route cross the A25 during morning and evening rush hours. In addition to students, residents from the Hillingdon and Wickenden areas using Greatness Rec take the	scheme which is currently on hold pending a decision to further consult. This appears to cover points 12-15 so again it will be prudent to hold fire until a decision is made. If the scheme does not go ahead, then we will of course look at each site individually for any appropriate safety measures. We appreciate you may want some works carried out sooner but hopefully you will appreciate it will not be wise to spend any of our tax payers money on something that is likely to be re-done once consultations are complete. We have checked the crash history at each location and there is
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			same footpath and have to cross at this point. Also residents of Millpond Close, Northview and the Seal Road houses between them have no pedestrian route out of their homes without crossing the A25 at this point. Their alternative is to walk on the carriageway of the A25 where it is narrow, and winding. Talking to residents of Millpond Close my attention was drawn to the initial work on a pedestrian crossing between the Millpond on the north side of the A25 and the pavement on the south side just west of Millpond Close. A dropped kerb and dimpled sensory markings were installed some time ago - I understand at the request of the previous county councillor. However there is nothing to warn traffic on the A25 that people might cross here, or to protect sightlines on the road. The residents of Millpond Close, together with Greatness Residents Association, petitioned KCC for a pedestrian crossing here several years ago, to make this part of Seal Road safer to cross for students and for local residents. The work they asked for was not completed. Since then the number of students at the secondary campus has tripled and proposals to increase the use of Greatness	nothing that is standing out that would warrant any urgent work that needs to be carried out to make safe until the larger scheme starts. I think all in all there is no immediate works to be completed but if these are completed as part of a wider scheme it will benefit Sevenoaks Town Council massively giving each resident multiple ways of travelling whether it be walking, cycling or driving. 14/04/2023 Numbers 11-15 on hold until 20mph zone confirmed deliverable or not
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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council* Highway Improvement Plan

Submission Date: 01/12/2021

(Please remember that the HIP is for new initiatives/measures/schemes in your community – it is NOT to be used as a maintenance log, as these MUST be logged using the online reporting tool via this link <https://www.kent.gov.uk/roads-and-travel/report-a-problem>)

			football ground have been approved. Both the volume of traffic and the amount of walking access across this point of Seal Road will increase further. There is a strong case to improve pedestrian safety here - not least because of the number of young people already crossing Seal Road and the further increases driven by school expansion and improved sports facilities. Completing the pedestrian crossing and reducing traffic speeds between here and Bat & Ball would certainly help.	
13.	Bradbourne Vale Road/Betenson Avenue	Pedestrian crossing safety	<u>Cllr Dr Canet:</u> Another part of the road where many students walk to school, parents push children to nurseries and visibility is poor for drivers. <u>Cllr Shea:</u> Bradbourne Vale Road/ Betenson Avenue - this has not been on the HIP previously, but has been raised with local councillors in recent times as a very difficult place to safely cross . The Darent Valley Path runs here from Bradbourne Lakes, west along BVR and crosses to pass the scout hut and run down the side of the nature reserve lake. There is no safe crossing place to allow for that;	- No formal crossing point at this location 14/04/2023 Numbers 11-15 on hold until 20mph zone confirmed deliverable or not

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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council*

Highway Improvement Plan

Submission Date: 01/12/2021

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14.	A225 Seal Hollow Road/"Hole in the Wall"	Pedestrian crossing safety	<u>Cllr Shea:</u> A225/ Hole in the Wall - This has come up repeatedly in discussion about the Speed Indicators. As above, it is a popular walking route and the 'hole in the wall' gate gives access to a PROW. There is no safe place to cross here on what is a fast narrow road with poor visibility; Letter from member of public Dear all, Could you please consider making the crossing on Seal Hollow Road, from Hollybush Park to the entrance of Knole, safer? The entrance I am talking about can be seen at the following link: https://goo.gl/maps/gGBskXxNB68gSGwY8. <i>Why is it dangerous?</i> • There are only pavements on both sides of the road in a very small window which is close to a bend forcing pedestrians to cross in a dangerous manner. • The pavements are extremely narrow and, on the Hollybush side, can be partially blocked by brambles and other plants overhanging from the sharp incline above.	- Check speed data - Poss speed limit signs 14/04/2023 Numbers 11-15 on hold until 20mph zone confirmed deliverable or not
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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council*

Highway Improvement Plan

Submission Date: 01/12/2021

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			• Particularly if you are crossing from Hollybush to Knole, there is a blind spot where you cannot see cars coming around the corner to the right (see the attached photo). • This crossing is regularly used by pedestrians, including children, dog-walkers and runners. I use it most days and it is the main way of accessing Knole from Hollybush / North Sevenoaks. • It is a widely used road and cars regularly go over 30MPH (which I believe is the speed limit). There is currently no way for vehicles to know that there may be pedestrians crossing so they do not slow down. • The only way I know how to cross the road is to listen until there are no cars. I think it would be incredibly dangerous for someone to cross who was hard of hearing or someone wearing headphones. This may also increasingly become an issue with quieter electric cars. <i>What could be done?</i> • Option 1:	
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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council* Highway Improvement Plan

Submission Date: 01/12/2021

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			○ A pedestrian crossing with sufficient signage to ensure drivers are aware of it before the bend. • Option 2: ○ Mirrors on the outside of the bend so that pedestrians and drivers can see if anyone is coming; and ○ signs warning drivers to slow down as pedestrians may be crossing particularly for drivers coming from the Vine towards Knole Golf Club. <i>Why should it be done?</i> • I recently tried to go for a walk with my mum who is disabled. To even get across the road this involved going out into traffic to stop cars because it was a busy day on the roads and she cannot walk quickly enough. • I believe that making this crossing safer would encourage more people to get out walking and running in Knole, one of the town's greatest assets. This is especially true for those with mobility issues or other vulnerabilities. • In light of the new Highway Code Rules, having a safe crossing is essential for the town to show that	
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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council*

Highway Improvement Plan

Submission Date: 01/12/2021

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			it respects the new Hierarchy of Road Users, in which pedestrians (particularly vulnerable pedestrians) are the most vulnerable and therefore the highest priority. Given this is a long stretch of road which is rarely (if ever) backed up with traffic I do not believe this would not slow down any drivers' journeys. Thank you and I look forward to hearing your response.	
15.	St Johns Hill/Dartford Road	Pedestrian crossing safety	STC would welcome a review of pedestrian safety <u>Cllr Bonin:</u> Many people, including school children, cross the A225 at the north end of the Vine, where it meets Hitchen Hatch Lane. This is a major pedestrian route for residents to travel to and from the Vine, Sevenoaks station, Walthamstow Hall School, Lady Boswell's Primary School and Sevenoaks RFC. This point is also 370m north from the formal pedestrian crossing located at The Drive and 480m south of the formal crossing at Holly Bush Lane. I cross the A225 there frequently and have personally noticed several near misses where vehicles have nearly hit pedestrians.	14/04/2023 Numbers 11-15 on hold until 20mph zone confirmed deliverable or not

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			<u>Cllr Shea:</u> As Cllr Bonin says, there is no safe place to cross by the Baptist Church for pedestrians heading to/from the Hitchen Hatch area and poor visibility. Elsewhere along this road, the increase in numbers of students travelling on foot to enlarged schools at Sevenoaks Primary, Trinity, Weald of Kent and TWGSB means more students crossing by St John's Medical Practice with little to support them to do so safely.	
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Historical Priorities Record

No	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments
1	<i>EXAMPLE: Church Lane</i>	<i>Speeding off peak.</i>	Speed Reduction	After traffic surveys obtained, data showed that vehicle speeds were within the current speed limit, therefore no further action proposed.
1	Wickenden Avenue	Carriageway and footpaths require improvements	Surfacing improvements and repairs required	05/12/2023 ST I have passed onto our operations team to have a look into. *
2	Broomfield Road	Carriageway and footpaths require improvements	Surfacing improvements and repairs required	05/12/2023 ST I have passed onto our operations team to have a look into. *
3	Mill Lane	Carriageway and footpaths require improvements	Surfacing improvements and repairs required	05/12/2023 ST I have passed onto our operations team to have a look into. *

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Schemes Planning and Delivery Team working in Partnership with Sevenoaks Town Council*

Highway Improvement Plan

Submission Date: 01/12/2021

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4	Wickenden and Swaffield Roads	Carriageway and footpaths require improvements	Surfacing improvements and repairs required	05/12/2023 ST I have passed onto our operations team to have a look into. *
5	Clare Way, Lea Road, Hurst Way and Stafford Way	Carriageway and footpaths require improvements	Surfacing improvements and repairs required	05/12/2023 ST I have passed onto our operations team to have a look into. *
6	Beaconfields	Carriageway and footpaths require improvements	Surfacing improvements and repairs required	05/12/2023 ST I have passed onto our operations team to have a look into. *

*On 5th January 2022 Stuart Taylor responded to STC sending him the HIP and said "The 'Surfacing improvement and repairs required" I have passed onto our operations team to have a look into"

Updates as to what came of this have been requested from KCC for transparency

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Parish Council

Tel: 01732 227000 Option 3
Ask Anna Horn
My 23/00001/RFPLN
Date: 5th June 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	Keith Dann		
Site:	114 High Street Sevenoaks Kent TN13 1UZ		
Nature:	Conversion of former office space to become a domestic apartment at first floor level.		
SDC Ref:	23/00001/RFPLN	Planning Inspectorate Ref:	APP/G2245/W/23/3314396
Start Date:	30th May 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 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 quoting the Planning Inspectorate case reference: **APP/G2245/W/23/3314396**.

Comments should be submitted by **4th July 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

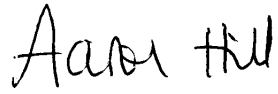
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

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

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



Parish Council

Tel: 01732 227000 Option 3
Ask Anna Horn
My 23/00017/RFPLN
Date: 5th June 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	Yellow Tree Capital		
Site:	150 High Street Sevenoaks Kent TN13 1XE		
Nature:	Refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle store, additional storey for residential use		
SDC Ref:	23/00017/RFPLN	Planning Inspectorate Ref:	APP/G2245/W/23/3316684
Start Date:	31st May 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 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 quoting the Planning Inspectorate case reference: **APP/G2245/W/23/3316684**.

Comments should be submitted by **5th July 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

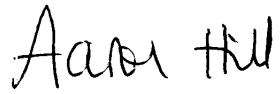
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

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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 2 May 2023

by B Phillips BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 June 2023

Appeal Ref: APP/G2245/W/22/3305610

Halfway House, London Road, Sevenoaks, Kent TN13 2JD

- 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 Mr T Kinghorn (Kippington House Ltd.) against the decision of Sevenoaks District Council.
 - The application Ref 22/01278/FUL, dated 4 May 2022, was approved on 21 July 2022 and planning permission was granted subject to conditions.
 - The development permitted is the erection of a covered outdoor seating area.
 - The condition in dispute is No 3 which states that: *The hereby approved outdoor covered area shall not be used for eating, drinking and socialising after 21:00 hours on any day of the week.*
 - The reason given for the condition is: *To protect the amenity of neighbouring residents in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.*
-

Decision

1. The appeal is dismissed.

Background and Main Issue

2. Planning permission 22/01278/FUL (the approved application) allows for the use of a covered outdoor area to the rear of the public house until 21:00 hours on any day of the week. This condition was imposed by the Council to protect the amenities of the residents of neighbouring properties. The appellant wishes to remove this condition (No 3) to allow for the use of this area without any conditioned time restriction.
3. The main issue is therefore the effect that removing condition 3 would have on the living conditions of the occupiers of nearby properties, with particular regard to noise and disturbance.

Reasons

4. The Halfway House is sited on London Road, a main road into Sevenoaks, and has a rear covered amenity area that lies directly next the rear garden of No 1 Quarry Cottages, and end of terrace property. The site is neighboured to the west by a Lidl store and there is a large car park area to its rear.
5. The approved application for the covered outdoor area was subject to 3 separate conditions restricting its use in order to protect the amenities of the occupiers of neighbouring properties. These relate to no televisions or amplified music (condition 2), hours of operation (condition 3) and the requirement for a noise assessment and management plan (condition 4).

6. I note that condition 4 has been discharged, and a noise assessment and management plan submitted to and approved by the Council. This noise assessment¹ and management plan make it clear that the assessment is based on the restricted opening hours. Therefore, its conclusions relating to existing ambient noise levels and predicted noise levels do not include the existing and proposed noise levels after 21:00 hours, where background ambient noise such as traffic noise is generally reduced and noise from the outdoor area may be greater. As such, the approval of this document, in addition to the measures set out in the management plan such as the placement of signage, does not itself negate the need for the disputed condition.
7. The outdoor covered area that is the subject of this appeal (the appeal site) sits next to an existing established outdoor area. Whilst this area has no restrictions, the appeal site is larger in size and, as the appellants acknowledge, more customers would create more noise and it does not follow that increased impact in this respect would be acceptable.
8. No 1 Quarry Cottages and its neighbours are of a size that could accommodate a family, which would be sensitive to noise and disturbance in the late evening when the background noise is reduced. From what I observed therefore regarding the proximity of the outdoor area to the residential property, I have no reason to conclude that the conditions protecting the amenity of the occupiers of this property and its neighbours are not necessary.
9. Moreover, I note that the approved application received a number of objections, including in relation to increased noise and nuisance, and the Council's Environmental Health Officer sets out that complaints have been received in relation to noise nuisance from the outdoor rear area.
10. There has been no compelling evidence presented to me to indicate why the hours of operation in the condition are unnecessary. In the absence of the disputed condition there would be no limit on the timeframe for noise emanating from the covered outdoor seating area experienced at nearby properties when people may reasonably expect a quieter time to relax and sleep.
11. I note that letters of support have been received for the proposal, however this does not lead me to a different conclusion on the main matter.
12. I recognise the objective to secure a commercially workable business and that sustainable economic development is supported by the National Planning Policy Framework (Framework). However, that objective must be balanced against ensuring a high standard of amenity for neighbouring occupants, which is also an objective set out in the Framework. Furthermore, there is no substantive evidence before me to demonstrate that the restriction seriously effects the viability of the outdoor area as alleged by the appellant.
13. Therefore, I conclude that the disputed condition continues to serve a useful purpose and remains necessary as without it the proposal would cause harm to the occupiers of nearby properties with regards to noise and disturbance. It would fail to accord with Policy EN2 of the Sevenoaks Allocations and Development Management Plan (2015), which requires proposals to safeguard the amenities of occupiers of nearby properties.

¹ By Syntegra Consulting, September 2022

Conclusion

14. For the reasons given above and having regard to all other matters raised, including in representations, I conclude that the appeal should be dismissed.

B Phillips

INSPECTOR

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Appeal Decision

Site visit made on 2 May 2023

by B Phillips BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 June 2023

Appeal Ref: APP/G2245/W/22/3310046

Little Oak End, High Street, Sevenoaks, Kent TN13 1HY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Simon Heinrich against the decision of Sevenoaks District Council.
 - The application Ref 22/01851/CONVAR, dated 1 July 2022, was refused by notice dated 24 August 2022.
 - The application sought planning permission for the 'proposed change of use of outbuilding to holiday accommodation' without complying with a condition attached to planning permission Ref 22/00419/FUL, dated 13 April 2022.
 - The condition in dispute is No 4 which states that: *The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main residence or by any persons exceeding a period of 28 days in any calendar year. An up-to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home address and their date of arrival and departure from the accommodation.*
 - The reason given for the condition is: *To prevent the use of the holiday let accommodation as a sole residence or dwellinghouse, in the absence of satisfactory amenities in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.*
-

Decision

1. The appeal is dismissed.

Preliminary Matters and Background

2. Planning application 22/00419/FUL granted permission for change of use of an outbuilding sited at the rear of Little Oak End, a semi-detached property sited on Sevenoaks High Street, into holiday accommodation.
3. The application the subject of this appeal sought to remove condition 4 of this approval, which restricts the use of the outbuilding to short term holiday accommodation. The reason for the condition is to prevent the outbuilding being used as a permanent residence, in the absence of satisfactory amenities.
4. The appellants state that the proposal is to allow for longer term lettings, however the removal of this condition would allow for full time permanent occupation as a person's sole residence and I have assessed the proposal as such.

Main Issue

5. As such, the main issue in this case whether the condition is necessary and reasonable having regard to the living conditions of the occupiers.

Reasons

6. The outbuilding in question is part of the current curtilage of an existing residential property located on Sevenoaks High Street. The outbuilding is accessed through the side access next to the property and directly faces the rear courtyard area.
7. Policy EN1 of the Sevenoaks Allocations and Development Management Plan (2015) (DMP) requires high quality design. DMP Policy EN2 expands on this by setting out that proposals will be permitted where they would provide adequate residential amenities for existing and future residents of the development.
8. I observed that the outbuilding is limited in size, constrained to a single room on the ground floor (with separate toilet) and steep steps up to a doorless bedroom area on the first floor. The Council measure the floorspace as approximately 33sqm, and the appellants do not dispute this. Such a small space would result in a particularly confined and overbearing living space when occupied for lengthy periods or on a permanent basis resulting in inadequate living conditions.
9. I acknowledge that neither DMP Policies EN1 nor EN2 reference the National Space Standards¹. However, in this context these standards provide a useful guide to what is considered appropriate in terms of floorspace provision, and therefore adequate residential amenities. It is noteworthy that the measured floorspace falls significantly short of the 58sm2 required for two storey 1 bed dwellings. Therefore, while they have not been determinative, they reinforce my views regarding the adequacy of the available living space.
10. Moreover, whilst the first floor bedroom area is served by a Juliet balcony, this is obscure glazed. Two roof lights provide light and the only limited outlook at a high level. Whilst this may be acceptable short term, given the transitory and temporary nature of holiday let occupation, they would not provide adequate outlook for this room should the accommodation be permanently occupied.
11. Appropriate living conditions would not therefore be provided for long term/permanent occupation.
12. The appellant questions what is meant by 'holiday accommodation condition scheme', however, this seems to adequately describe the existing permitted use under application 22/00419/FUL, and there seems no confusion in this respect. I note that the appellants set out that the proposal complies with other parts and specific requirements of DMP Policies EN1 and EN2, however, this to be expected in any development and does not weigh in favour of the proposal.
13. There has been no compelling evidence presented to me to indicate why long term/permanent occupation would be appropriate. Therefore, I conclude that the disputed condition continues to serve a useful purpose and remains necessary as the proposal would result in poor living conditions for future

¹ Technical housing standards – nationally described space standard. Department for Communities and Local Government (2015)

occupiers. It would fail to accord with the high-quality design and residential amenities requirements of DMP Policies EN1 and EN2.

Other Matters

14. Along with its attached neighbour, No 1, Little Oak End is Grade II Listed and sited within the Sevenoaks High Street Conservation Area (CA). Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special attention should be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas and preserving listed buildings and their setting or any features of architectural or historic interest which they possess.
15. No 1 and Little Oak End make up a C18 two -three storey property, with mid C19 alterations and modern restoration. Their significance derives from its special architectural and historic interest, in addition to its prominent position on the southern entrance to the town. The listing description notes the attractive symmetrical façade, numerous architectural details such as 'centre projecting tile-hung gable over-sailing on first floors and supported on carved stone brackets and brick pilasters on ground floor either side of centre door ', sash windows, end corner brick plasters, and mullioned and transomed lattice casement on first floor in centre projecting gable with small attic window above.
16. The outbuilding is sited to the rear of main house but is also immediately to the rear of the neighbour, The Royal Oak Tap. This building is also a C18 Grade II Listed building. Again, its significance derives from its location and special architectural and historic interest. The listed description notes a hip tiled roof, 2 storey painted brick elevation with random stone plinth, and 2 flat-roofed leaded dormers.
17. The proposal involves no external alteration to the outbuilding. The removal of the condition would intensify its use; however, this would have little impact on the architectural qualities of the listed buildings and would not harm how the heritage assets are experienced and appreciated individually or cumulatively as a group.
18. Accordingly, I find that their significance would be preserved, in accordance with the Act. It is noteworthy that the Council found similarly in this regard.
19. The Sevenoaks High Street Conservation Area Appraisal and Management Plan (2008) sets out that its significance lies with its historic importance, including the importance of the southern approach to Sevenoaks, the sense of enclosure generated by the High Street and London Road, and the attractive sense of human scale of the area. Again, given the lack of built development and mixed use of the surroundings, the proposal would preserve the character and appearance of the CA. It is again noteworthy that the Council found similarly in this regard.

Conclusion

20. For the reasons given above and having regard to all other matters raised, including in representations, I conclude that the appeal should be dismissed

B Phillips INSPECTOR

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From: noreply-publictransport@kent.gov.uk <noreply-publictransport@kent.gov.uk>

Sent: 06 June 2023 09:20

Subject: Kent Bus Service Changes Bulletin - May, June, July, August 2023

Bus services in the UK operate in a de-regulated (privatised) environment outside of the control of KCC who do not license or contract operators or their services.

Bus operators are able to change or cancel any service by giving 70 days' notice to the Department for Transport. Operators will make decisions on what services to run, their routes and their frequencies based on commercial and operational considerations notably that the use of the service will cover the costs of operation.

The bus industry in the UK is facing a very challenging period of increased fuel and driver costs, reduced levels of use and a shortage of drivers and this is leading to high volumes of service reductions and cancellations.

Although operators can make these changes without the permission of KCC who cannot therefore resist them and cannot commit to securing replacement services, the Council are keen to ensure that bus users and other stakeholders are aware of pending changes.

This summary identifies any change to a bus service that has been registered by an operator to take place in May, June, July, August 2023. It includes all changes from minor timetable changes to whole service cancellations.

Other sources of more detailed information including operator's websites are included at the end of this email and a more descriptive summary of the major changes to services can be found at;

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/bus-travel/bus-services-in-kent>

Summary of Bus Service Changes : May, June, July, August 2023

Service Changes Affecting Buses in Kent

From 01/05/2023 Until 31/08/2023

Service	Operator	Route Description	Type of Change	Reason for Change	Start Date
12	Arriva Kent and Surrey Ltd	Maidstone - Tenterden	KCC Change	Route and Timetable Change	23 July 2023
149, 151, 549	Nu Venture Coaches	Kings Hill - Chatham	KCC Change	Route and Timetable Change	22 May 2023
291	Metrobus	Tunbridge Wells - Crawley	Operator Change	Timetable Change	03 June 2023
304, 305	Stagecoach in Hastings	Hastings - Hawkhurst	KCC Change	Timetable Change	02 May 2023
334	Arriva Kent and Surrey Ltd	Maidstone - Sheerness	Operator Change	Service Withdrawn	23 July 2023
4	Arriva Kent and Surrey Ltd	Maidstone - Downwood	Operator Change	Route and Timetable Change	23 July 2023
401	Go-Coachhire Ltd	Tonbridge - Westerham	KCC Change	New Service	08 May 2023
401	Hams Travel	Westerham - Tonbridge	KCC Change	Service Withdrawn	07 May 2023
5	Arriva Kent and Surrey Ltd	Maidstone - Hawkhurst	KCC Change	Route and Timetable Change	23 July 2023
55	Arriva Kent and Surrey Ltd	Maidstone - Ringlestone	Operator Change	Service Withdrawn	23 July 2023
641, 642, 643	Arriva Kent and Surrey Ltd	Grove Green - Cornwallis School	KCC Change	Route and Timetable Change	23 July 2023
7	Arriva Kent and Surrey Ltd	Maidstone - Tunbridge Wells	Operator Change	Timetable Change	23 July 2023
71, 72, 572, 575, 576	Arriva Kent and Surrey Ltd	Snodland - Maidstone	Operator Change	Route and Timetable Change	23 July 2023
79	Arriva Kent and Surrey Ltd	Maidstone - Penenden Heath	Operator Change	Service Withdrawn	23 July 2023
8	Arriva Kent and Surrey Ltd	Maidstone - Maidstone Hospital	Operator Change	Service Withdrawn	23 July 2023
82	Arriva Kent and Surrey Ltd	Maidstone - Park Wood	Operator Change	Timetable Change	23 July 2023
85	Arriva Kent and Surrey Ltd	Maidstone - Senacre Wood	Operator Change	Timetable Change	23 July 2023
883	Go-Coachhire Ltd	Swanley - Brands Hatch	KCC Change	New Service	07 May 2023
89	Arriva Kent and Surrey Ltd	Maidstone - Coxheath	KCC Change	Timetable Change	23 July 2023
9	Arriva Kent and Surrey Ltd	Maidstone - Grove Green	Operator Change	Route and Timetable Change	23 July 2023
AZ	Go-Coachhire Ltd	Amazon - Gravesend	KCC Change	New Service	01 May 2023
DS	Compaid Trust	Bearsted - Maidstone	Operator Change	Route and Timetable Change	05 June 2023
S31	Go-Coachhire Ltd	Trinity School - St Paul's Cray	Operator Change	Service Withdrawn	01 June 2023
S32	Go-Coachhire Ltd	Foots Cray - Trinity School	Operator Change	Route and Timetable Change	05 June 2023
S34	Go-Coachhire Ltd	Pratts Bottom - Trinity School	Operator Change	Route and Timetable Change	05 June 2023
S8	Go-Coachhire Ltd	Chipstead - Trinity School	KCC Change	Route and Timetable Change	05 June 2023
TW1	Go-Coachhire Ltd	Noahs Ark - Bennet Memorial School	Operator Change	Service Withdrawn	22 July 2023
TW3	Go-Coachhire Ltd	Shoreham - Bennett Memorial School	Operator Change	Service Withdrawn	22 July 2023
TW4	Go-Coachhire Ltd	Tunbridge Wells - Westerham	Operator Change	Service Withdrawn	22 July 2023
W1	Nu Venture Coaches	Ditton - Wrotham School	KCC Change	Route and Timetable Change	22 May 2023
X33	Nu Venture Coaches	Maidstone - Detling Showground	Operator Change	Timetable Change	07 July 2023
X7	Nu Venture Coaches	Gillingham - Rochester	KCC Change	New Service	06 May 2023

For Further Information

Bus Service Information	
National Traveline	https://www.traveline.info/
Bus Times.Org	https://bustimes.org/regions/SE

Operator Websites	
1st Bus Stop	https://www.1stbusstop.co.uk/routes/
Arriva	https://www.arrivabus.co.uk/
Arriva London	https://tfl.gov.uk/plan-a-journey/
ASD Coaches	https://asdcoaches.co.uk/
Bayliss Executive Travel	https://www.baylissexecutivetravel.co.uk/services/deal-school-bus-service/
Brian Jones Coaches	https://brianjonescoaches.com/
Brighton & Hove Buses	https://www.buses.co.uk/
Britannia Coaches	https://britannia-coaches.co.uk/
Brookline	https://brooklinecoaches.co.uk/
Centaur Commute	https://www.centaurtravel.co.uk/commute-by-coach/commuting-routes-times-and-fares
Chalkwell	https://chalkwell.co.uk/bus-services/
Compaid	https://www.compaid.org.uk/accessible-transport/
Compass Travel	https://www.compass-travel.co.uk/
Crosskeys Coaches	https://www.crosskeys.uk.com/

Ensignbus	https://www.ensignbus.com/bus-service---at-a-glance.html
Farleigh Coaches	https://farleighcoaches.com/bus-services/
Go Ahead London	https://tfl.gov.uk/plan-a-journey/
Go Coach	https://www.go-coach.co.uk/
Hams Travel	https://hamstravel.com/
Kent Coach Tours	https://kentcoachtours.co.uk/bus-services/
London General	https://tfl.gov.uk/plan-a-journey/
Metrobus	https://www.metrobus.co.uk/
Nu Venture	http://www.nu-venture.co.uk/
R&J Coaches	https://www.randjcoachesltd.co.uk/
Redroute Buses	http://www.redroutebuses.co.uk/services
Redwing Coaches	https://www.redwing-coaches.co.uk/commuter-service
Regent Coaches	https://regentcoaches.com/
Scotland and Bates	https://www.scotlandandbatescoaches.co.uk/
Southdown PSV	https://www.southdown.net/
Spot Hire	https://www.spottravel.co.uk/
Stagecoach	https://www.stagecoachbus.com/
Stagecoach London	https://tfl.gov.uk/plan-a-journey/
Tenterden Social Hub	https://www.mytenterden.co.uk/directory/tenterden-hopper-service-listing-1626.aspx#.Y-DnYhfP2M8
Travelmasters	http://www.travel-masters.co.uk/school.htm

Yours faithfully

KCC Public Transport Team

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Minerals and Waste Planning Policy

Planning Applications Group

First Floor, Invicta House

County Hall

Maidstone

Kent

ME14 1XX

Tel: 03000 422370

Website: www.kent.gov.uk/planning

Email: mwlp@kent.gov.uk

Date: 13 June 2023

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012**

**Public Consultation on draft Kent Minerals and Waste Local Plan 2024-39
Further Proposed Changes Consultation Document (Regulation 18)**

Dear Sir/Madam,

The Kent Minerals and Waste Local Plan 2013-30 (KMWLP) was adopted by the County Council in July 2016 with some limited changes adopted in September 2020 as part of the Early Partial Review (EPR). The KMWLP 2013-30 as amended by the EPR (2020) along with the Kent Mineral Sites Plan (2020) form part of the Development Plan which represents the planning policy framework for minerals and waste development in Kent.

The Town and Country Planning (Local Planning) (England) Regulations 2012 and National Planning Policy Framework (NPPF) require Local Plans to be reviewed every five years to ensure that the policies remain relevant, conform to national policy and guidance and satisfactorily address the needs for waste management and mineral supply. A statutory five-year review of the Kent Minerals and Waste Local Plan (KMWLP) commenced in 2021 and found that while much of the Local Plan is still relevant and justified, revisions were proposed to principally reflect changes in national policy and guidance since 2016.

These changes were subject to a public consultation from December 2021 to February 2022, and in light of the comments received, a revised draft plan was prepared which was subject to further public consultation from October 2022 to December 2022.

In light of the further comments received, some additional changes are now proposed to the draft Kent Minerals and Waste Local Plan, including a plan horizon of 2024-39. Comments are invited on these additional changes.

There are three areas of the Local Plan which are proposed for further changes. These are summarised as follows:

1. Changes to Policy CSM 2, and associated supporting text, relating to the quantity of aggregate mineral to be planned for;
2. Deletion of Policy CSW 5 that allocates land for an extension to Norwood Quarry, Isle of Sheppey for subsequent filling with hazardous flue ash; and
3. Deletion of paragraph 6.3.3 (and associated sub-title) which concerns making specific provision within Kent for the management of residual non-hazardous waste by landfill or energy recovery that arises in London.

The consultation documents set out an explanation of why the further changes are proposed. Comments received during the consultation will help the County Council decide how and whether these changes should be included in the version of the KMWLP that is to be submitted for Independent Examination.

Details of the consultation documents and supporting information are available on the County Council's website: www.kent.gov.uk/mineralsandwaste.

The consultation period runs from Tuesday 13th June 2023 until midnight on Tuesday 25th July 2023.

Comments can be submitted via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or mwlp@kent.gov.uk.

Yours sincerely,



Sharon Thompson
Head of Planning Applications
Growth and Communities



Minerals and Waste Planning Policy

Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Tel: 03000 422370

Website: www.kent.gov.uk/planning

Email: mwlp@kent.gov.uk

Date: 13 June 2023

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012**

**Public Consultation on draft Kent Mineral Sites Plan Including Details of
Nominated Hard Rock Site (Regulation 18)**

Dear Sir/Madam,

The Kent Minerals and Waste Local Plan 2013-30 (KMWLP) was adopted by the County Council in July 2016 with some limited changes adopted in September 2020 as part of the Early Partial Review (EPR). The KMWLP 2013-30 as amended by the EPR (2020) along with the Kent Mineral Sites Plan (2020) form part of the Development Plan which represents the planning policy framework for minerals and waste development in Kent.

The Town and Country Planning (Local Planning) (England) Regulations 2012 and National Planning Policy Framework (NPPF) require Local Plans to be reviewed every five years to ensure that the policies remain relevant, conform to national policy and guidance and satisfactorily address the needs for waste management and mineral supply.

A review of the Kent Minerals and Waste Local Plan 2013-30 is being undertaken which proposes to extend the Plan period to 2039. Following review of recent data on permitted mineral reserves and sales across the county, a need has arisen to provide additional hard rock capacity in Kent, to ensure that the necessary steady and adequate supply is maintained over the plan period in accordance with the NPPF.

A 'Call for Sites' to meet aggregate need for hard rock took place from October 2022 to December 2022 in which operators, land-owners and relevant stakeholders were invited to nominate sites for consideration. This resulted in the nomination of one site

for the potential extraction of hard rock - Land to the South and West of Hermitage Quarry, Aylesford. The nominated site has been subject to an initial desktop assessment to assess its suitability for potential mineral working in accordance with the County Council's Site Identification and Selection Methodology for mineral sites.

The County Council is now inviting the views of relevant stakeholders, interested parties and local communities on the draft Kent Mineral Sites Plan including details of the nominated hard rock site. Along with details of the nominated hard rock site, the consultation document sets out indicative development management criteria which are based on the planning conditions which apply to the existing site at Hermitage Quarry and have been informed by the initial assessment of the site and draft Sustainability Appraisal. The consultation document also sets out updated plan requirements for soft sand and sharp sand and gravel. No new allocations are proposed for these minerals.

The comments received as a result of the consultation will help to inform the review of the Local Plan work. In particular, comments on the nominated hard rock site will influence the detailed technical assessment that is to be undertaken in the next stage of the process. This will help to determine if the nominated site can progress towards being allocated or not in the Kent Mineral Sites Plan.

Details of the draft Kent Mineral Sites Plan including details of the nominated hard rock site and supporting information are available on the County Council's website: www.kent.gov.uk/mineralsandwaste.

The consultation period runs from Tuesday 13th June 2023 until midnight on Tuesday 25th July 2023.

Comments can be submitted via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or mwlp@kent.gov.uk.

Yours sincerely,



Sharon Thompson
Head of Planning Applications
Growth and Communities

Planning Applications to be Considered

Planning Applications received to be considered on 19 June 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00875/CONVAR	Louise Cane 28/06/2023	Cllr Granville	SACT Ltd 01323325354
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Morris		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/23
23/00875/CONVAR - Amended plan				
Variation of condition 21/03585/LBCALT (Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations) as the plans and materials have been modified.				
A summary of the main changes are set out below:				
Additional information has been provided to overcome the previous concerns of the Conservation Officer.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS1BEWBKK1100			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01181/MMA	Christopher Park 23/06/2023	Cllr Gustard	Stephen Langer Associated Limit
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/23
23/01181/MMA - Amended plan				
Amendment to 20/00904/FUL.				
A summary of the main changes are set out below:				
The date on the ownership certificate has been updated.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTMN80BKKE00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01467/FUL	Anna Horn 22/06/2023	Cllr Dixon	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bhanu		4 Carlton Parade	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/23
To re-align the staircase to the first floor flat, erect a firewall adjacent to the flank wall of 1C St James's Road and a single storey rear extension for use as a store and cold room.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV67GSBKLN00			

Planning Applications to be Considered

Planning Applications received to be considered on 19 June 2023

4	<i>Plan Number</i> 23/01471/HOUSE	<i>Planning officer</i> Christopher Park 22/06/2023	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> KmCreations Ltd 07903356558
<i>Case Officer</i>				
<i>Applicant</i> T Lan & W Murdoch		<i>House Name</i>	<i>Road</i> 8 Filmer Lane	<i>Locality</i> Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/06/23
New roof to front porch area. Conversion of half the garage to habitable space. Internal alterations. Alterations to roof. Alterations to fenestration. Rooflights. Steps.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV820IBKLO100			

5	<i>Plan Number</i> 23/01491/HOUSE	<i>Planning officer</i> Christopher Park 26/06/2023	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Pratt		<i>House Name</i>	<i>Road</i> 54 Hitchen Hatch Lane	<i>Locality</i> St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 05/06/23
Two storey front extension with front porch. Alteration to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVHB8XBKLQ600			

6	<i>Plan Number</i> 23/01493/MMA	<i>Planning officer</i> Abbey Aslett 30/06/2023	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> Offset Architects 01732753333
<i>Case Officer</i>				
<i>Applicant</i> Mr T Kennedy		<i>House Name</i>	<i>Road</i> 10 Broomfield Road	<i>Locality</i> Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 09/06/23
Amendment to 20/01383/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVHB9ZBKLA00			

7	<i>Plan Number</i> 23/01518/FUL	<i>Planning officer</i> Samantha Simmons 03/07/202	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Haskins Design Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr G Algar		<i>House Name</i> Sunny Hatch	<i>Road</i> 91 Hitchen Hatch Lane	<i>Locality</i> St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 12/06/23
Demolition of existing building and erection of an apartment block containing 8 flats (7x2 bedroom and 1x 3 bedroom flats) with basement car park and accosiated cycle parking, refuse storage facilities and amenity areas.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVL0NOBKLSI00			

Planning Applications to be Considered

Planning Applications received to be considered on 19 June 2023

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01525/HOUSE	Abbey Aslett 29/06/2023	Cllr Granville	Av Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cerda			12 Chartway	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/23
Existing side dormer extended. Single storey rear extension. Conversion of existing integral garage into guest bedroom. Relocation of existing shed. Alterations to roof. Alterations to fenestration. Landscaping. Rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVL1YWBKLSX00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01532/HOUSE	Abbey Aslett 28/06/2023	Cllr Shea	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cunningham			29 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/23
First floor rear extension. Roof lights to rear elevation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVMVCMBKLTVO0			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01548/HOUSE	Abbey Aslett 28/06/2023	Cllr Dixon	FNH Property Services
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
W and M Potts			59 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/23
Conversion of garage into utility room and shower room. Alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVSFXXBKLVQ00			