

27th 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 3rd July 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://www.youtube.com/watch?v=4uwZzaZswto> 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 5-20)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 19th June 2023. (Pages 5-14)

b) To receive and note the Minutes of the Sevenoaks Joint Transportation Board held on 8th June 2023 – with regards to updates on the proposed 20mph scheme in Sevenoaks Town. (Pages 15-20)

5 APPEALS (Pages 21-22)

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

- **APP/G2245/D/23/3317507: 22/02628/HOUSE – Gable Cottage, Fig Street**

b) To note that the Appeal is proceeding under the Householder Appeals Service, so there is no opportunity to submit comments, however STC may modify or withdraw previous representation which has been forwarded to the Planning Inspectorate and the appellant for their consideration.

INFORMATIVES:

On 14th November 2022, Sevenoaks Town Council recommended approval of the application, subject to the condition that the Permitted Development Rights be removed.

6 APPEALS (Pages 23-29)

To receive notice that the following appeal has been DISMISSED by the Planning Inspectorate:

APP/G2245/W/22/3304067: 21/03402/FUL – 168 St Johns Hill

7 SEVENOAKS TOWN EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE CONSULTATION (Pages 31-33)

a) To receive reminder that Sevenoaks District Council is running a consultation on its joint proposals with Kent County Council for an East-West walking, wheeling and cycling route throughout Sevenoaks.

b) To note that full details of the public consultation, as well as opportunity to comment on the proposals are available from the following website, and that the consultation will close on 14th July 2023:

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

c) To receive and discuss initial responses to the proposed route which have been provided by Cllr Shea, Cllr Clayton, Cllr Skinner and Cllr Layne under a Working Group created on 5th June 2023. These as attached, however also available to view online via the following link, where each comment can be viewed in relation to the stretch of road which they relate to by clicking on the red flag icon:

<https://shared.xmap.cloud?map=810fc493-4720-4f55-88be-2084734b3b65>

d) To discuss and approve Sevenoaks Town Council's joint response to the consultation, in the format of the attached questionnaire.

8 TEMPORARY ROAD CLOSURE – A225 ST JOHNS HILL – 22ND JULY 2023 FOR 20 DAYS (Pages 35-36)

a) To receive notice that St Johns Hill will be closed between numbers 12 and 14A from 22nd July 2023 for 20 days in order for works to be undertaken by Thames Water. This notice also includes details of alternative routes. (See attached)

b) To note that further information on the works may be found via the following link:

<https://one.network/?tm=134165064>

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 REQUESTS FOR YELLOW LINES, BOLLARDS, OR SIMILAR RESTRICTIONS – REFERRED BY CLLR DANIELL

a) To receive note that Cllr Daniell has been contacted by a concerned Sevenoaks Town resident, requesting additional preventative measures to be implemented in an existing “Keep Clear” area located at Clare Way, Sevenoaks, due to it being regularly used for parking.

b) To discuss the issue and any other similar which Councillors may also have concerns about, and to agree whether Sevenoaks Town Council write to Kent County Council formally requesting their action.

10 KENT COUNTY COUNCIL CONSULTATION ON ITS EMERGING LOCAL TRANSPORT PLAN

a) To receive notice that Kent County Council has launched a public consultation on its emerging Local Transport Plan which sets out its ambition for transport in Kent, as well as policy outcomes and objectives designed to achieve it.

b) To note that further information, as well as opportunity to comment is available via the following link, and that the consultation will remain open until 18th September 2023:

www.kent.gov.uk/ltp5

c) To discuss and agree whether Sevenoaks Town Council respond to the consultation.

11 PLANNING APPLICATIONS (Pages 37-40)

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 26th June 2023.

12 PRESS RELEASES

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

Agenda Item 4 - Minutes

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 19th 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://youtube.com/live/EmIbWPQwjc>

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

141 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

142 DECLARATIONS OF INTEREST

None.

143 DECLARATIONS OF LOBBYING

None.

144 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 5TH June 2023.

It was RESOLVED that the minutes be approved.

145 HIGHWAY IMPROVEMENT PLAN

a) The Committee received and noted the Town Council's Highway Improvement Plan (HIP), which is a working document shared between Sevenoaks Town Council and Kent County Council (KCC) in order to propose priority projects for improving the highway.

b) The Committee also received and noted a procedural note provided by KCC in 2019 which further explains the role of HIPs.

c) It was noted that although the Town Council had submitted the HIP in 2021, numerous staffing and department changes at KCC as well as several failed attempts to elicit communication from KCC Officers had resulted in none of the priorities being confirmed as delivered yet.

d) The following points of note were discussed:

- It was also noted that, while none of the priorities had been progressed directly as a result of the HIP, there still had been developments to some, e.g., Priority 1 in regard to improvement of the Bat & Ball junction – by virtue of the Sevenoaks Quarry (Tarmac) development having been recently granted outline permission by the District Council, on the condition that improvements to the junction be delivered during the first phase of its development.
- It was noted that STC could not independently action any of the priorities without engagement with KCC, due to nature of them being Highways issues and requiring the authority's approval.
- There were concerns about the lack of progress in relation to preventing HGV movements in the town and the safety and pollution problems this caused.
- The Planning Committee Clerk reported that priorities 5-10, which related to carriageway and footpath improvements, had been recorded in the "Historical Priorities Record" at the bottom of the HIP document, due to KCC informing that they were the responsibility of the Operations team, and not within the remit of the HIP. They had been forwarded to this team, and the Planning Committee Clerk requested an update to any findings or actions so as to update the HIP via the Historical Priorities record for transparency. It was noted that no update had yet been received.
- It was agreed that STC invite KCC Councillor Richard Streatfeild to a future Planning Committee meeting in order to help ascertain what the Town Council could achieve via the HIP.
- It was noted that there had been various requests from members of the public for traffic mirrors, and requested that STC both propose the following locations in the HIP and contact KCC directly about their potential installation:
 - At the junction where Brittain's Lane meets Oak Lane
 - Where Burntwood Road meets Ashgrove Road
 - On Brittain's Lane, where Ashgrove Road meets Oak Lane
 - On the corner of Weald Road and Gracious Lane meet

e) The following actions were **RESOLVED** as a result of the above discussions:

- That the Committee members review the HIP in more detail with the intention to review and amend it at a future Planning Committee meeting, for resubmission to KCC
- That STC continue to pursue KCC Officers to provide updates on the existing HIP, and that KCC Cllr Richard Streatfeild be invited to a future Planning Committee

meeting in tandem to this and so as to report to the Committee what it can achieve via the HIP

- That the following locations be forwarded to KCC Officers with a request for potential installation of traffic mirrors to be investigated and actioned:
 - At the junction where Brittain's Lane meets Oak Lane
 - Where Burntwood Road meets Ashgrove Road
 - On Brittain's Lane, where Ashgrove Road meets Oak Lane
 - On the corner of Weald Road and Gracious Lane meet

146 APPEALS

a) The Committee received notice that the following appeal had been submitted:

APP/G2245/W/23/3314396: 22/01946/FUL – 114 High Street

b) It was noted that the appeal would be proceeding under Written Representations, and that STC may therefore provide additional comment or amend/withdraw previous representation. This was not deemed necessary.

147 APPEALS

a) The Committee received notice that the following appeal had been submitted:

APP/G2245/W/23/3316684: 22/01849/FUL – 150 High Street

b) It was noted that the appeal would be proceeding under Written Representations, and that STC may therefore provide additional comment or amend/withdraw previous representation. This was not deemed necessary.

148 APPEALS

The Committee received notice that the following appeal had been DISMISSED by the Planning Inspector:

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

149 APPEALS

The Committee received notice that the following appeal had been DISMISSED by the Planning Inspector:

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

150 KENT BUS SERVICES CHANGES BULLETIN COVERING MAY – AUGUST 2023

a) The Committee received and noted a summary provided by KCC identifying bus service changes registered by an operator to take place in May, June, July and August 2023.

b) It was noted that further information as to these changes was available via the following link:

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

151 KCC PUBLIC CONSULTATION ON DRAFT KENT MINERALS AND WASTE LOCAL PLAN 2024-39 FURTHER PROPOSED CHANGES CONSULTATION DOCUMENT

a) The Committee received and noted a consultation letter inviting comments on revisions to KCC's Kent Minerals and Waste Local Plan 2023-2030 (KMWLP), following two initial earlier consultations on earlier revisions made for its statutory five-year review process.

b) It was noted that the consultation documents and supporting information would remain available via the below link and that the consultation would end on 25th July 2023.

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

152 KCC PUBLIC CONSULTATION ON DRAFT KENT MINERALS SITE PLAN INCLUDING DETAILS OF NOMINATED HARD ROCK SITE

a) The Committee received and noted a consultation letter inviting comments on KCC's draft Kent Mineral Sites Plan and noted that this included an additional nominated hard rock site identified during a Call for Sites in 2022.

b) It was noted that the consultation documents and supporting information would remain available via the below link and that the consultation would end on 25th July 2023.

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

153 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 12th June 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

154 PRESS RELEASES
 None.

There being no further business the Chairman closed the meeting at 7:45pm.

Signed
 Chairman

Dated

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 19-6-23

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	SAACT Ltd 01323325354
<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.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied that the amendments made by the applicant mean that the previously imposed conditions have been met.

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 Associat
<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.

Comment

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

- The Conservation Officer being satisfied with the plans
- The appropriate environmental consultee being satisfied that wildlife won't be adversely affected by the wall,
- That the wall be permeable to local wildlife, as per 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.

Planning Applications Considered

Applications considered on 19-6-23

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>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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the previous reasons for refusal have been overcome satisfactorily.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01471/HOUSE	Christopher Park 22/06/2023	Cllr Dr Canet	KmCreations Ltd 0790335
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Lan & W Murdoch			8 Filmer Lane	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.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01491/HOUSE	Christopher Park 26/06/2023	Cllr Camp	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pratt			54 Hitchen Hatch Lane	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.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking from the first floor front window.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01493/MMA	Abbey Aslett 30/06/2023	Cllr Dr Canet	Offset Architects 0173275
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kennedy			10 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/23
Amendment to 20/01383/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-6-23

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01518/FUL	Samantha Simmons 03/07/2023	Cllr Camp	Haskins Design Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr G Algar	Sunny Hatch	91 Hitchen Hatch Lane	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 associated cycle parking, refuse storage facilities and amenity areas.				

Comment

It was **RESOLVED** that comment on this application be deferred to be processed under Chairman's Action, due to Cllr Camp's request for clarification on particular aspects of the application not yet having been responded to by the Planning Officer.

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>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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed finishes will not detract from the street scene.

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>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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the fenestration in bedroom 2 is acceptable, and that there will be no loss of amenity to adjoining neighbours.

Planning Applications Considered

Applications considered on 19-6-23

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>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>Comment</i>				
Sevenoaks Town Council recommended approval.				

SEVENOAKS JOINT TRANSPORTATION BOARD

Minutes of the meeting held on 8 June 2023 commencing at 7.00 pm

Present: Cllr. Roy (Chairman)

County Cllr. Chard (Vice-Chairman)

District Cllrs.

Baker, Ball, Clayton, England, Gough, Horwood, and Williams

County Cllrs.

Gough and Streatfeild

KALC Cllr.

England

Apologies for absence were received from Cllr. Haslam and County Cllrs. McArthur and Perry Cole.

Cllr. Robinson was also present.

Cllr. Manston was present via a virtual media platform which did not constitute attendance as recognised by the LGA 1972.

1. Minutes

Resolved: That the Minutes of the previous meeting of the Sevenoaks Joint Transportation Board, held on 15 March 2023 be approved and signed by the Chairman as a correct record.

2. Declarations of interest

For reasons of transparency, County Cllr Streatfeild declared for Item 4 - Applications for Disabled Persons (Blue Badge) Parking Bays (Minute 4) that he was also the District Local Member in respect of the application in St Peter's Row, Fordcombe.

3. Matters Arising/Update (Including Actions from Previous Meetings)

Members noted the completed action.

4. Applications for Disabled Persons (Blue Badge) Parking Bays

Members considered a report which presented representations that had been received during the informal consultation to proposed disabled persons (blue badge) parking bays (DPPBs) within the District. The Board was asked to consider

Sevenoaks Joint Transportation Board - 8 June 2023

the applications and representations received and decide whether to support the Officers' recommendations to set aside the representations to the proposed DPPBs in St Peter's Row, Fordcombe and agree to the introduction of an interim parking bay at the location.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That

- a) the application for a disabled persons parking bay in Dane Road, Otford which was declined as it did not meet KCCs assessment criteria and Mill Lane, Sevenoaks which was declined as the parking area was not part of the public highway be noted; and
- b) as no representations were received for the application in Crampton's Road, Sevenoaks, an interim parking bay be marked; and
- c) the objection received for the application in St Peter's Row, Fordcombe be overruled and an interim parking bay be marked.

5. Update on Sevenoaks Local Cycling and Walking Infrastructure Plan (LCWIP)

The Principal Infrastructure Delivery Officer (SDC) presented the report which updated the Board on the progress of the Sevenoaks Local Cycling and Walking Infrastructure Plan (LCWIP).

In 2022, the Council had hired consultants Sustrans to undertake the District's first LCWIP covering Sevenoaks urban area. This was designed to strategically identify walking and cycling routes throughout the District with a view to developing networks over the longer term. Sevenoaks District Council and Kent County Council were successful in securing £15,000 from Active Travel England's Capability Fund to contribute towards the study. The Plan was completed in 2023.

Members were informed that the Sevenoaks Urban Area LCWIP identified 8 walking, wheeling and cycling routes, and prioritised them in terms of benefits and likelihood of achievement. The top 3 prioritised routes were:

Sevenoaks Town East to West Route (LCWIP route 3)

Sevenoaks to Otford Route (LCWIP route 1)

Sevenoaks to Seal to Otford Route (LCWIP route 6)

Following on from the success of the Sevenoaks Urban Area LCWIP, the Council had secured a further £25,000 from Active Travel England to undertake an LCWIP for Swanley Urban Area in partnership with KCC and work was underway.

Sevenoaks Joint Transportation Board - 8 June 2023

Members asked questions of clarification focused on the incorporation of updated traffic data at the Bat and Ball junction following improvements made as part of a live planning application. The Principal Infrastructure Delivery Officer explained that the routes could be revised with updated traffic data to improve the delivery of the scheme.

Resolved: That the report be noted.

6. Active Travel Update

Members considered a report which updated the Board on Active Travel Projects in progress. Projects included the Sevenoaks East/West cycle, walking and wheeling route improvements and the Otford to Sevenoaks North/South cycle, walking and wheeling routes.

The Active Travel Manager (KCC) updated the Board on the progress of the Sevenoaks Town East to West cycling route. A series of workshops had been held to include members of the cycling community, access groups and local schools. In addition, a cycle and walkthrough of the route took place in April 2023 involving Local Members. The Board were advised that the detailed designs of the route had been drawn up and the Council was consulting on the scheme from 1 June 2023 for a period of 6 weeks. The feedback would then be analysed and presented to a future meeting of the Board for endorsement to proceed. Members were informed that it was hoped construction of the scheme could be completed by early 2024.

The Active Travel Manager explained that KCC and the Council were working closely to design and plan the Otford to Sevenoaks Route along with Member engagement. Once scheme designs were progressed sufficiently, a public consultation would take place.

Members discussed the report and the design of the proposed routes. In response to a query, the Active Travel Manager advised that he would respond directly to questions raised through email by a Member. Officers also noted the suggestion that the consultation should include the spur routes to Knowle Academy and to the station that had been identified in route 1.

Resolved: That the report be noted.

7. Update on Sevenoaks Townwide 20mph Proposals

The Chairman introduced the report which presented an update on the Sevenoaks Townwide 20mph scheme.

At its meeting on the 15 March 2023 the overlap between the proposed Sevenoaks Townwide 20mph Scheme and the planned cycling routes and the benefits and practicalities of integrating the two schemes was discussed. The Board recommended to KCC that the scheme proceed to an informal consultation of the

Sevenoaks Joint Transportation Board - 8 June 2023

revised 20mph speed limit area in Sevenoaks Town and pedestrian crossing on the A225 with due consideration to Sevenoaks's emerging Local Cycling & Walking Infrastructure Plan (LCWIP).

A further meeting between the Sevenoaks Joint Transportation Board Chairman, KCC Member for Sevenoaks Town and KCC Officers took place to discuss how best to progress the consultation. As indicated in the report, there was a desire to progress the town 20mph proposals at the earliest opportunity and proceed to an informal consultation, however, due to an existing heavy workload, KCC was unlikely to be able to commit to a consultation until September or October 2023 at the earliest.

Furthermore, funding had not been identified for a further consultation or the implementation of the Sevenoaks Townwide 20mph scheme.

The Chairman explained that in view of the pace of progress being made on the cycling routes, and the recent significant funding awarded for the development of the Otford to Sevenoaks cycling route and consultation, the need to consider the proposed Town 20mph scheme as part of the big picture to deliver Active Travel to the town had become even more relevant.

The Chairman also outlined that due to this requirement it was considered important to incorporate further consultation on the Sevenoaks Townwide 20mph scheme within the proposed cycling route consultations.

Members discussed the report and asked questions of clarification. Some Members expressed the importance of integrating the Sevenoaks LCWIP into the Sevenoaks Townwide 20mph scheme. Other Members expressed concern as to the length of the timetable for the implementation of the scheme.

It was moved by the Chairman and duly seconded that a New Member Working Group be set up with KCC and SDC Officer support to develop a consultation plan for the LCWIP which incorporated the Sevenoaks Townwide 20mph scheme to report back to the next meeting of the Board. Members of the Board were encouraged to get in touch with the Chairman or Democratic Services Team should they wish to be a part of the Working Group.

Resolved: That a new Member Working Group be set up of JTB Members, with KCC and SDC Officer support, to develop a consultation plan for the LCWIP which incorporated the Sevenoaks Town wide 20mph scheme to report back to the next meeting of the Board.

8. Update on Pot Hole Reporting

The Sevenoaks Highways Manager (KCC) provided an update to Members on pothole reporting and how KCC dealt with them.

Sevenoaks Joint Transportation Board - 8 June 2023

There were 23,000 reports of potholes since January 2023 across Kent, 2000 of which were reported in Sevenoaks District. KCC had earned funding to tackle pot holes through a 'pothole blitz' scheme which would include patching and repair works across the District. Repairs were due to begin in Summer 2023. Most of the work would focus on A road and B road networks which would require night-time working to reduce travel disruption.

Potholes could be reported online via [Kent.gov.uk](https://kent.gov.uk) or by calling 03000 418181. Members were advised to direct pot hole reports to KCC this way. Each report would be investigated by KCC officers and would be dealt with provided that they met the correct intervention levels, set out within the existing KCC policy.

Members thanked the Sevenoaks Highways Manager for the update and discussed the pothole reporting and patching solutions. Some Members were impressed by the speed of the service but also explained that sometimes engineers left humps within the road repairs which required further patching. The Sevenoaks Highways Manager explained that any temporary repairs would be followed up with permanent fixes.

Resolved: That the report be noted.

9. Highways Forward Works Programme 2022-23 & 2023/24

The Board considered the report which gave an update and summary of schemes that had been scheduled for delivery in 2022/23.

Members asked questions of clarification. It was confirmed that the drainage repair work in Knatts Valley had been completed. It was also confirmed that the casualty reductions measures due to take place on the A225 Shoreham Road, were sited at the double bend located at Preston farm.

Resolved: That the report be noted.

10. Work Plan

The Work plan was noted with the following additions:

20 September 2023

- Sevenoaks LCWIP & Sevenoaks Town-wide 20mph Scheme Consultation Plan Working Group Report
- Update on Sevenoaks LCWIP
- Concrete Road Re-surfacing Information Report
- Road Works & Emergency Road Works data in the District update
- Highways Forward Works Programme 2023/24

Sevenoaks Joint Transportation Board - 8 June 2023

- SDC Off-Street EV Charging Points Update
(To bring when there is an update)

THE MEETING WAS CONCLUDED AT 8.06 PM

CHAIRMAN



Parish Council

Tel: 01732 227000 Option 3
Ask Stephanie Payne
My 23/00021/RFPLN
Date: 15th June 2023

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

Dear Sir/Madam,

Appeal by:	Mr Gary Matthews		
Site:	Gable Cottage Fig Street Sevenoaks Kent TN14 6HP		
Nature:	Roof dormer to south side elevation.		
SDC Ref:	23/00021/RFPLN	Planning Inspectorate Ref:	APP/G2245/D/23/3317507
Start Date:	13th June 2023		

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

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

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to **East2@planninginspectorate.gov.uk** quoting the Planning Inspectorate case reference: **APP/G2245/D/23/3317507**.

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

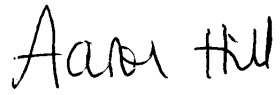
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

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

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

Yours faithfully,

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

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

Aaron Hill
South Team Manager

Appeal Decision

Site visit made on 30 May 2023

by Robin Buchanan BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 June 2023

Appeal Ref: APP/G2245/W/22/3304067

Land east of 168 St Johns Hill, Sevenoaks TN13 3PF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr G Algar (Kent House Partnership) against the decision of Sevenoaks District Council.
 - The application Ref 21/03402/FUL, dated 30 September 2021, was refused by notice dated 22 July 2022.
 - The development proposed is erection of part 3/part 4 storey building containing 8 flats as affordable housing (5 x 1-bedroom & 3 x 2-bedroom flats) with associated cycle/refuse storage.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. During the appeal the appellant submitted an executed planning obligation in the form of a section 106 legal agreement (the s106). It relates to the provision of affordable housing and to a financial contribution towards the Council's monitoring of air quality near the site.

Main Issue

3. The main issue in this appeal is:
 - whether the appeal site is a suitable location for the proposed development due to its effect, once built, on the internal or external living conditions of the existing or future occupants of houses opposite the site at Nos.10 to 22 Seal Road (the houses) and on the future occupants of the flats, having regard to air quality and emissions from passing vehicles generating nitrogen dioxide (NO₂) pollution.

Reasons

Local circumstances

4. The appeal site is an undeveloped parcel of land next to Seal Road. This part of the A25 is single carriageway on a hill with the houses in a row opposite the site, tight along the road edge with little set back. It is in the 'Bat and Ball' Air Quality Management Area (AQMA). National air quality objectives are not being met in this area and air quality is already known to be poor, including that air quality standards for NO₂ have been exceeded.

5. Residential development is particularly sensitive to poor air quality and NO₂ has the potential to cause harm to human health. The location of the houses and the flats mean the respective occupants are/would be vulnerable to the effects of NO₂ from passing vehicles. The development would be car free so not cause NO₂ by this means or adversely affect air quality in this respect.
6. Albeit a snapshot, I saw that the A25 is a busy main road with traffic passing close by the houses and the site. Vehicles were also intermittently stationary in this section of the road on the approach downhill towards a signal-controlled junction with the A225 with many engines idling. Vehicles leaving the junction were generally slower moving uphill past the houses and the site with engines under higher load, especially HGVs and buses. There were few electric vehicles.
7. The site is covered in vegetation and embanked so it angles upwards and away from the A25 to form an existing 'street canyon' with the houses. This has the effect of reducing dispersion of NO₂ trapped in this road corridor. The length and mainly four storey vertical height of the façade of the proposed block of flats, and its proximity to the A25 along one side, would form a narrower, more pronounced new street canyon. This would further suppress dispersion of NO₂.

Surveys

8. There is no NO₂ survey for the houses or the site. The nearest Council NO₂ monitoring diffusion tube, DT31, is in Seal Road slightly further up the hill so it is likely to reflect the local circumstances. Albeit by successively lower levels, between 2017 and 2019 the annual mean objective for NO₂ (40µg/m³ concentration) was exceeded at DT31. In 2020 and 2021 it dropped below 40µg/m³ reflecting lower traffic levels during the Covid-19 pandemic, but in 2021 increased above the 2020 level back towards 40µg/m³. The Council suggests it indicates an upward trend.
9. The appellant contends that more recent DT31 data indicates a level of 33.6µg/m³ for 2022, so lower than in any of the previous five years and overall, a downward trend. However, though covering 10 months of this year it is partial data for January to October. This has been annualised and adjusted by an unspecified bias factor, itself an average of unspecified 2017 to 2021 national bias adjustment factors, whereas the Council has sometimes used a local bias factor in this AQMA.
10. There is no agreed bias factor and the basis of the appellant's 2022 NO₂ figure is not fully transparent. Moreover, in 2021 only three months at DT31 were below 40µg/m³, and two of these only marginally so. November and December 2021, which is less likely by then to have been so influenced by Covid-19, were significantly above 40µg/m³. If this pattern was repeated in November and December 2022 this could have a significant (upward) influence on the appellant's 2022 proxy NO₂ figure.

Modelling

11. The appellant's air quality report¹ (the AQR) has modelled likely levels of NO₂ for suitable receptors at the houses and the flats in 2024 (not 2027, as the AQR also refers to). It includes a 2019 baseline to counteract the skewing effect of Covid-19, has used national forecasts, such as for traffic and vehicle

¹ Air Quality Assessment, February 2022 (Gem Air Quality Ltd)

emission levels, and reflects some 'worst case' outcomes. The model has also been adjusted including to reflect monitored versus modelled NO₂ at DT31.

12. The (2019 based) modelled 2024 effect of the new street canyon is that NO₂ would significantly exceed 40µg/m³ at ground floor (GF) and first floor (FF) levels at the front of the houses, which include small front gardens. It also shows that NO₂ levels at the houses are anyway modelled to increase by 2024 with the existing street canyon and mostly exceed 40µg/m³. Nevertheless, the levels are significantly higher for the new street canyon and while some percentage change between the effects of the two street canyons is 'negligible', some is 'moderate' or 'substantial'.
13. This modelling also shows NO₂ in the new street canyon to significantly exceed 40µg/m³ at GF and FF levels² at the front and sides of the flats, though potentially also at lower ground floor (LGF) level³ but not at the other flats. This level of NO₂ would affect at least four of the eight flats and possibly more than half.
14. The AQR has also assumed that traffic and vehicle emission levels locally would continue to fall and improve respectively to 2024, in line with national forecasts. On this basis, the equivalent (2024 based) modelled 2024 effects are that 40µg/m³ NO₂ levels would not be exceeded at the houses or the flats whether one considers the existing or new street canyon.

Mitigation

15. The AQR states that '*Based on the outcome of this assessment mitigation measures would be required to mitigate the impact of poor air quality (NO₂) at all the proposed residential units*'. Even taking just the GF and FF flats, occupants would have to rely on adequate ventilation from a mechanical system drawing in clean(er) air in from outside at roof level to avoid adverse impact on health. If the air was also filtered to scrub out NO₂ inlet vents could be placed anywhere externally on the building.
16. However, according to the AQR windows would need to be 'sealed' to avoid compromising the effectiveness of the system or the quality of the clean(er) air delivered internally for breathing (it does not refer to trickle ventilation). This would not allow, for example, a natural breeze to be experienced or help control room temperature and expel excess humidity, stale air or other odours such as from cooking (including smoke) or painting and decorating. Whereas the appellant's noise report⁴ states that '*most residents value the ability to open windows at will, for a variety of reasons*'. It also sets out that despite a ventilation system, windows would need to be opened for purge ventilation such as in the circumstances outlined above. This would allow NO₂ in.
17. The GF and FF flats include side facing (to the A25) Juliette balconies and would provide a main outlook for occupants. Ordinarily, and in this case, a more open aspect from main living areas of flats to the outside by this means helps to off-set a lack of private external amenity space or limited or less convenient external communal amenity space. If these balcony sliding glazed 'doors' were opened this would allow NO₂ in, or if these 'windows' were sealed

² According to Table 17 of the report

³ According to Section 6.2 of the report

⁴ Noise Impact Assessment, July 2021 (Acoustics Plus Noise & Vibration Consultants)

these benefits would not be achieved. These considerations would also apply to the occupants of all the higher-level flats if these are affected flats.

18. The LGF flat (if it is affected) would have a front entrance door facing the A25, likely to be opened and closed briefly into a hallway. However, a door from the open plan living, kitchen and dining area to grassed area next to this flat could be left open and allow NO₂ in. No mitigation has been proposed for this private external amenity space which would face the A25 at about the same level.

Air quality conclusions

19. There is no survey that shows annual mean NO₂ concentrations at DT31 have been sustained below 40µg/m³ in the existing street canyon post Covid-19. Nor a downward trend in this regard in 2022 or beyond.
20. Even if the (2024 based) modelled 2024 effect of the new street canyon means no NO₂ mitigation is required for the houses or the flats, some of these levels would still be close to 40µg/m³ in 2024. If planning permission was granted in this appeal, the flats might be built and first occupied in 2024 or soon after. If so, occupants would, in my view, already be at unacceptable risk of being adversely affected by this modelled NO₂, including potentially as is borne out by the (2019 based) 2024 modelling.
21. National traffic forecasts applied locally indicate that traffic levels along the A25 in 2022 would have by then already returned to approximately pre Covid-19 levels, following an evident slight upward trajectory in traffic levels between 2018 and 2019. Even if vehicle emissions continued to improve locally, including a greater take up of electric vehicles, there is no evidence before me of the significance or extent of any increased or sustained local working from home (carry over from Covid-19 working patterns). Nor about local traffic levels on the A25 beyond 2022 or any local NO₂ modelling beyond 2024, including that any increase in traffic levels would be offset by lower vehicle emissions.
22. Any figure above 40µg/m³, even if by a 'minimal' amount, would not improve local conditions or achieve compliance with this local limit. It would instead make an acknowledged poor air quality environment, already intrinsically subject to significant adverse impacts on human health, cumulatively worse. Moreover, there is no clear indication of any actual or modelled significant or sustained improvement in local NO₂ air quality by any particular amount within any particular timeframe.
23. Accordingly, I consider that there is insufficient longevity and robustness to the surveys and modelling to suggest with sufficient confidence that 40µg/m³ would not be breached by, or shortly after, first occupation of the flats. Nor for any significant period thereafter for this otherwise permanent development.
24. A ventilation system is technically feasible and may be in use elsewhere but there is no evidence that those developments or installations are directly comparable to the circumstances in this appeal. There are no details of such a system before me, including whether it would regulate any of the practical domestic situations outlined earlier above. The Council has suggested a condition in this regard and the appellant does not object to it. Nonetheless, given the concerns outlined above, reliance on a system and that the matter in hand relates to direct or indirect impacts on people, I consider these details

would be fundamental to an in-principle decision to grant planning permission in this case. This would also provide certainty about future maintenance and cleaning of a system, including if the owner of any flat was to change, as well as the implications of breakdowns or power cuts to ensure satisfactory future performance and integrity of a system.

25. However, even if the appellant intends a system would mitigate NO₂ beyond 2024 I cannot, therefore, be certain that it would not be unduly oppressive and conducive to satisfactory internal living conditions. This would apply to at least the GF and FF occupants of the flats, or as well the LGF flat including potentially unsatisfactory external living conditions. The 2-bedroom flats would also otherwise be suitable in size for a small family with a young child(ren).
26. Furthermore, if such mitigation is necessary for at least some occupants of the flats to counter the new street canyon effect due to the development, there is no apparent reason why this should also not apply to the occupants of the houses, given the proximity of the houses to the site and that they would form one side of the new street canyon. No mitigation is proposed for the occupants of the houses, including in front gardens. Despite whether any mitigation in this regard is feasible and/or within the control of the appellant or the Council, the appellant has not said mitigation is not required for the occupants of the houses if NO₂ concentration exceeded 40µg/m³ because of the development whether sooner or later.
27. Taking all the above into account, I am therefore not satisfied the appellant has demonstrated that the site is a suitable location for the proposed development due to its adverse effect, once built, on the internal and external living conditions of the existing and future occupants of houses opposite the site at Nos.10 to 22 Seal Road and on some or all the future occupants of the flats, having regard to air quality and emissions from passing vehicles generating nitrogen dioxide (NO₂) pollution. In these circumstances it is contrary to Policies EN1 and EN2 of the Council's Allocations and Development Management Plan, February 2015. Amongst other things, and in the context of its design, scale, height and layout, these policies require adequate residential amenities for future occupiers of the development and safeguarding of the amenities of existing and future occupiers of nearby properties having regard to location and exposure to excessive air pollution.

Other Matters

Planning obligation

28. The main parties agree that the s106 would deliver all 8 flats as affordable housing (AH). This would be at odds with Policy SP3 of the Council's Core Strategy, February 2011 which in this case requires 20% of the flats to be AH. Moreover, the Framework sets out that AH should not be provided in minor residential development, as is also reflected in relevant Planning Practice Guidance. However, housing development on small sites is significant in the Council's District. It has not delivered AH despite a high level of need across the relevant housing market area and a shortfall in comparison with existing provision. Accordingly, Council officers have worked in collaboration with the appellant and West Kent Housing Association to deliver a 100% AH scheme. The size and tenure of the flats would meet an acknowledged priority AH need from the Council's Housing Register.

29. A financial contribution towards the Council's air quality monitoring initiative near the site would be aligned with the Council's aims for the AQMA, albeit that this would not overcome the air quality impacts of the development referred to earlier above.

Locally listed building

30. Next to the site on one side, No.168 St Johns Hill is a locally listed building (the LLB). Its significance includes a detached siting on a prominent corner at the bottom of Seal Road turning into St Johns Hill. It therefore makes a positive contribution to the townscape and appearance of the area. The development would be imposing in scale and massing relative to the LLB and erode a large part of its currently undeveloped setting on one side. However, variety in external elevation materials and a step down in height would moderate its visual and physical presence so not unduly interfere with the way in which the LLB is experienced in the streetscene. The limited harm to this non-designated heritage asset would be outweighed by the notable public benefits of the development.

Council's decision

31. The appellant engaged with Council officers pre-application. The Environmental Health Officer did not object to the application. The members of the Council's planning committee resolved to refuse planning permission for the reasons cited in the Council's decision notice, against the Planning Officer recommendation to grant planning permission. They are entitled to do so. The appellant considers that Members were nonetheless unreasonable but this is not a matter before me in this appeal. I have considered the development and determined this appeal on the evidence before me and its individual planning merits.

Planning Balance

32. The main parties agree that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites and that it was a 2.6-year supply. Also, that the delivery of housing has been substantially below (less than 75%) that required by the Housing Delivery Test. I have no reason to find otherwise. Either way Framework paragraph 11(d) is therefore engaged. Nor do I disagree with a general commentary on such matters by another Inspector in an appeal decision that I have been referred to⁵. There are no reasons why the provisions of paragraph 11(d)(i) apply, so the 'tilted balance' in paragraph 11(d)(ii) must be considered. The starting point is that planning permission should be granted.
33. Through the Framework the Government seeks to significantly boost the supply of housing and meet people's needs for AH. The development would make efficient and effective use of a small, under-used windfall site in an existing settlement in circumstances where much of the Council's District is constrained by the Green Belt. Eight new homes would make a meaningful contribution to housing supply and delivery and a marked contribution to the provision of AH. These important social and economic benefits, arising from the construction and occupation of the development, have considerable weight in favour of the development.

⁵ APP/G2245/W/21/3273188

34. Nonetheless, the development has significant potential to cause or result in serious, unacceptable harm to the living conditions of those who would live in it or live nearby by virtue of its location in a poor air quality area and effect on local NO₂ pollution. These outcomes would fundamentally be at odds with objectives of the Framework to ensure appropriate and suitable land, including its location, is developed for new homes that will promote health and well-being and function well not just for the short term but over the lifetime of the development with a high standard of amenity for existing and future users. These important social and environmental considerations have substantial weight against the development.
35. The adverse impacts of granting planning permission would, therefore, significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole. Accordingly, the presumption in favour of sustainable development does not apply in this case.

Conclusion

36. The proposal does not accord with the development plan taken as whole. There are no material considerations, including the provisions of the Framework, to indicate that the decision should not be made otherwise than in accordance with the development plan.
37. Consequently, for the reasons given above the proposal is unacceptable and the appeal does not therefore succeed.

Robin Buchanan

INSPECTOR

[Page deliberately left blank]

Agenda Item 7 - STC Working Group initial comments on East-West walking, wheeling and cycling public consultation

Cllr Shea - Riverhead parkland

I don't think this involves significant tree removal, from the drawings, but a widening of the path and introduction of lighting and rest/ passing points is proposed. The path across STC's land at Brittain's Common would be widened from the hole in the wall to the zebra crossings (to become toucan crossings)

Cllr Clayton – Lake View Road

I don't see any major issues through the Lakes - as long as they are reduced to 20mph, nor with the section through to London Road
..... and after that it's mostly in Riverhead parish.

Cllr Skinner – Bosville Avenue and Clockhouse Lane

I am not sure I understand this point (and forgot to ask at the consultation). I assume the main route is down Clockhouse Lane and that the reference to Bosville Avenue is simply to record a subsidiary route. But as I say I may have this wrong.

Cllr Clayton – lower part of Bradbourne Park Road

The route needs extending along Bradbourne Park Rd to the railway station to add real value in use, as well as joining up to Knole Academy

Cllr Shea - Clockhouse Lane

There are ownership issues here which KCC are aware of. Proper surfacing is much needed by pedestrians, it is a river of mud on wet days. It is heavily used. The bollards are in a terrible place, but that should be easy to fix.

Cllr Clayton – Bradbourne Park Road

The one way idea for cars on a stretch of Bradbourne Park Road is a major problem. It will create far too many car-miles and rat running through the Lakes. Alternatives must be looked at. One possibility is to take the cycle route on Bradbourne Rd north to the A25, where it could turn left on the 10 to 15 foot wide hatched area which could be separated from the traffic, on the south side of the A25 railway bridge, then join the pavement (which may need widening) down to Oakdene Road - then south to Clockhouse Lane. This is a section of cycle route - by the A25 - which is recommended separately in the LCWIP, so Sustrans must think its OK. The walking route can stay where it is - on Bradbourne Park Road and up the remaining bit of Clockhouse Lane.

Cllr Skinner - Bradbourne Park Road

This is, of course, difficult. Two of the options consist of putting in a one-way system outside Sevenoaks Primary School. The third requires the use of land within the boundaries of both Walthamstow Hall and Sevenoaks Primary schools.

I would prefer the first option. It preserves two-way traffic and it increases the amount of segregation in the scheme. But I accept that it will be expensive (possibly too expensive?).

It will be important to listen to the views of those directly affected. We need to encourage the Schools, the parents' associations, and local residents to respond to the consultation.

Cllr Shea - Bradbourne Park Road

I am very worried about the possibility of this becoming one way in either direction. The proposal to do so is clearly the lower cost option, and if it involved rebuilding the existing pavements, which are very narrow and wonky, then there would be benefit there. It's also pleasing that the route would be segregated by a kerb, and not just a line on the road. However, this is directly in front of two schools

(Sevenoaks Primary and Walthamstow Hall juniors) and is the access route for a third school (Granville). It is also the access route for many residents.

There is no modelling to show projected traffic flows in the three scenarios offered here, although I believe traffic counts have been done. In the absence of convincing data to show that it works, my concerns are that:

- School traffic will divert to Bradbourne Road, which has no drop off capacity.
- All traffic, school or residential will have to travel the full length of Bradbourne Park Road to get in/out. There are no other 'escape routes'. I am extremely worried about the impact on the junction with Bosville Road, as drivers trying to access or leave the centre section of Bradbourne Park Road will divert along the A25, through Bradbourne Lakes along Lambarde Road (crossing the new cycle route at the bottom of Clockhouse Lane, where visibility is poor), and exiting at Bosville Road. This junction is extremely narrow, and local users know that it is a 'one in, one out' junction as it is so narrow and tight for modern cars. This will, I believe, add to pollution through extra distance travelled, impact the maintenance of the very poorly constructed Lambarde Road and make for frustrated drivers.
- Alternatively, as the diversion route map shows, traffic will divert up Bradbourne Road to exit at Gallows Corner and come back down Mount Harry Road. This isn't acceptable – Bradbourne Road is very narrow, the pavement is barely wide enough for a pushchair, the pavement frequently changes sides or disappears and two-way traffic is impossible in places. The highway is full of pedestrians, many of them children, at school run time, and it can be quite dangerous already.
- It would be nice to think that people would just walk to school instead, but, realistically, the catchments for the two independent schools are large, and many parents deliver children to school on their way to work etc. All three schools actively work to reduce car nuisance locally.
- The land identified inside the school grounds is mainly scrub and at SPS is a buffer space between double fences already. That also belongs to KCC, so the purchase would only need to be from Walthamstow Hall

Cllr Skinner – St James's Road

The direct route is along St James's Road. However, this is a private road and purposefully kept in a poor state to avoid its use as a shortcut. Residents would need to agree to this route.

The alternative route is along St George's Road. This is up a hill that is likely to deter cyclists. It also leads to what I think might be a more complex junction (than the equivalent with St James's) with St John's Road.

KCC are considering putting a 1.5 m wide cycle track down St James's. This would help cyclists, but deter motorists.

KCC said that they hoped to discuss with residents on St James's both individually and collectively. They asked if the Town Council might be able to help with the latter.

Cllr Shea - St James' Road.

There are two elements here – firstly the private road, which I had understood from KCC officers that they were in discussions with the residents there to create the cycle route along it. This isn't reflected in the drawings, it seems to suggest that cyclists should just get on with it. St George's Road would be a most unappealing solution – indirect and steep.

On the adopted stretch of St James' Road, there's another one-way proposal. This seems less controversial to me if it runs East-West, but perhaps needs to be paired with a matching one-way along the parallel Camden Road which is similarly narrow and challenging? The option to run it West-East is very problematic as it would divert all the traffic onto Camden Road, which is too narrow. There is a good deal of parking here relating partly to homes with no off road parking on the south side, and also used by local businesses (e.g. Bluebird Care). The parking occupies much of the carriageway, hence the officers suggestion to remove some of the traffic.

Cllr Clayton – St James' Road

If we can retain the straight route through the private section of St James Road it would be preferable - in any event this has to be the walking route even if cyclists get sent up the hill. The one way section in St James Road will certainly create opposition - if it has to be one way then east - west is probably best.

Cllr Skinner - Junction of St John's Hill and St James's Road

There is a danger here, I think of rash cyclists not following the suggested route and aiming to cross directly between Wickenden and St James's Roads. (Rather like rash pedestrians crossing from Hitchen Hatch Lane over to the station, ignoring the pedestrian crossing up the hill).

Cllr Clayton – Junction of St John's Hill and St James' Road

The crossing of St Johns Hill is tortuous to say the least. It takes up too much of the pavement space and will make the area less attractive for shoppers , it requires cyclists heading west to cross five lines of traffic, and it is so circuitous that most cyclists will simply ride straight across. Could the Zebra be moved to the point where it makes a direct line between Wickenden and St James Roads easier to create?

Cllr Shea – Wickenden Road

The technical drawings stop at Wickenden Road. The route shown in the LCWIP and which we walked in April went all the way to the Trinity/ WoK/ TWGSB site. That's quite a lot of the route to school missing. How will the rest be delivered?

Cllr Clayton – Wickenden Road and Littlewood

the section through Littlewood and Wickenden Road looks OK - but will need a solution to the terrible road surface. If this can't be achieved then a detour to the west end of Hillingdon Ave and up Hospital Road would be worth looking at

Cllr Clayton – Hillingdon Avenue

The route would gain from a connection from the Littlewood / Hillingdon Avenue junction west up to the Hospital Road junction , to link with the zebra crossing over to Greatness Lane. That way a large part of Northern ward could be joined to the route, increasing usage

If Hillingdon Avenue is reduced to 20mph, does it need a separate cycleway? There is room to build it, but is it definitely necessary?

The start at Trinity school is OK - but the corner into Hillingdon Avenue is quite cramped - may give rise to conflict between cyclists and walkers.

[Page deliberately left blank]

Agenda Item 8 - Temporary Road Closure

From: StreetworksWest@kent.gov.uk <StreetworksWest@kent.gov.uk>

Sent: Wednesday, June 21, 2023 12:06 PM

Subject: Temporary Road Closure - A225 St Johns Hill, Sevenoaks - 22nd July 2023 for 20 days

Temporary Road Closure - A225 St Johns Hill, Sevenoaks - 22nd July 2023 for 20 days

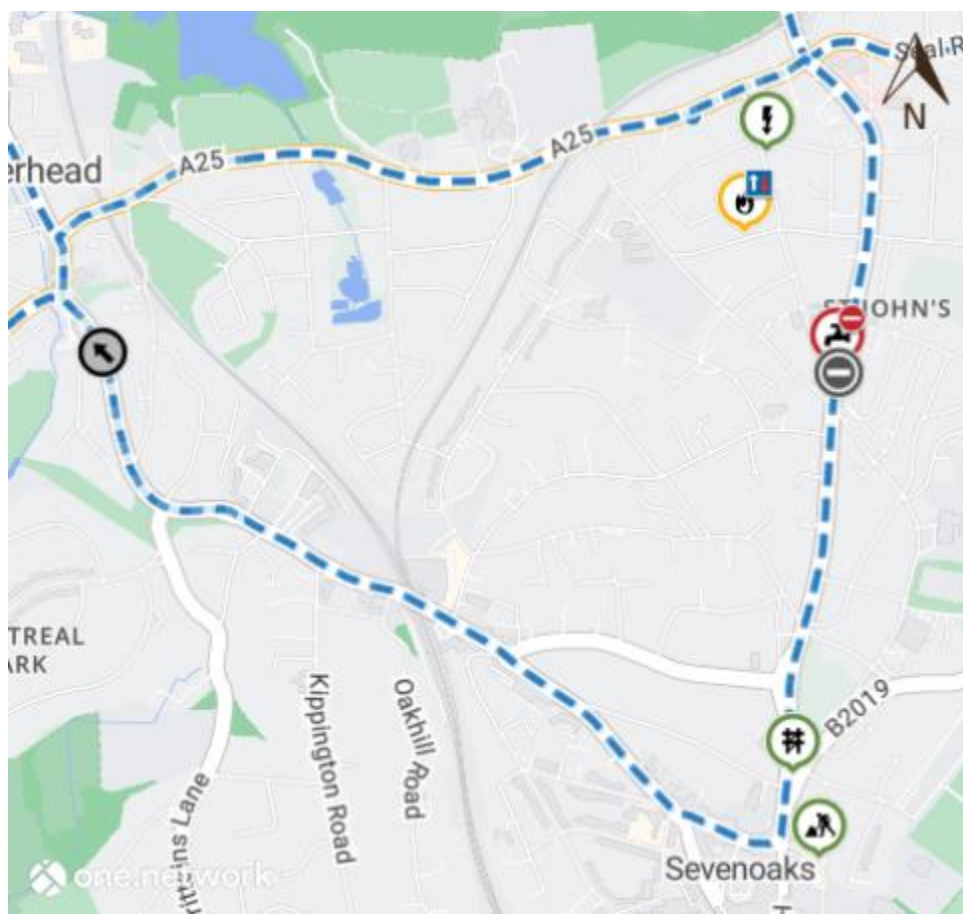
The road will be closed between numbers 12 and 14A.

The alternative route is via A225 St Johns Hill, A25 Bradbourne Vale Road/Maidstone Road, A224 London Road/Amherst Hill, Pembroke Road, A225 High Street/Dartford Road and vice versa.

The closure is required for the safety of the public and workforce while works are undertaken by Thames Water.

For the most up to date information on these works please visit: <https://one.network/?tm=134165064>

For information regarding this closure please contact Thames Water, who will be able to assist with the scope of these works.



Map data © [MapTiler](#) © [OpenStreetMap contributors](#)

This bulletin contains public information and can be forwarded to any other road users who may be affected. Every care is taken to ensure the accuracy of the information, but no liability can be accepted for any changes or errors.

Road names are taken from the National Street Gazetteer, which can be viewed on [one.network](#), with alternative names given where known.

For details of roadworks, please see [One.Network](#)

Regards,

Streetworks West Team

03000 418181 (9am - 5pm)

03000 419191 (5pm - 9am)

Planning Applications to be Considered

Agenda Item 11 - Planning Applications

Planning Applications received to be considered on 03 July 2023

1	Plan Number	Planning officer	Town Councillor	Agent
	23/01075/HOUSE	Christopher Park 17/07/2023	Cllr Willis	E-scale Landscape Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Neale		St Botolphs Lodge	The Vine	Town
Town		County	Post Code	Application date
				26/06/23
23/01075/HOUSE - Amended plan				
Replacement of an existing timber close board boundary fencing with brick & ragstone walling, brick piers and railings.				
A summary of the main changes are set out below:				
The scale bars on the existing and proposed plans have been added.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage			

2	Plan Number	Planning officer	Town Councillor	Agent
	23/01447/FUL	Christopher Park 10/07/2023	Cllr Michaelides	AVIM Consultancy Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr Santharaja			153 High Street	Town
Town		County	Post Code	Application date
				19/06/23
Installation of condensing unit to existing class E shop.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV4CM0BKLM100			

3	Plan Number	Planning officer	Town Councillor	Agent
	23/01569/FUL	Ashley Bidwell 05/07/2023	Cllr Gustard	DMP 01892534455
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				14/06/23
Erection of timber and wire fencing and installing security signage to North-West of the site.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVU9ZCBKXLH00			

4	Plan Number	Planning officer	Town Councillor	Agent
	23/01585/FUL	Louise Cane 11/07/2023	Cllr Gustard	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr B De Pascalis		Site Formerly Known as Sevenoaks Open Air School	Oakhill Road	

Planning Applications to be Considered

Planning Applications received to be considered on 03 July 2023

Town	County	Post Code	Application date
			20/06/23
Demolition of existing open air school building and garage and construction of 2no. new business use units.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVW4KSBKLY600		

5	Plan Number	Planning officer	Town Councillor	Agent
	23/01607/HOUSE	Abbey Aslett 10/07/2023	Cllr Shea	Expansion Group 07929510586
Case Officer				
Applicant		House Name	Road	Locality
Mr & Ms Sebastian & Jose		Osborne House	232 Seal Road	Northern
Town		County	Post Code	Application date
				19/06/23
2 no.garage conversions & construction of new detached garage to front.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVXZC6BKLZS00			

6	Plan Number	Planning officer	Town Councillor	Agent
	23/01611/HOUSE	Stephanie Payne 07/07/2023	Cllr Layne	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Ferguson			18 Dartford Road	Eastern
Town		County	Post Code	Application date
				16/06/23
Demolition of the existing garage and construction of a single storey rear extension and attached replacement garage, internal alterations and reinstatement of the original chimney stacks.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVZTTIBKM0N00			

7	Plan Number	Planning officer	Town Councillor	Agent
	23/01629/LBCALT	Louise Cane 14/07/2023	Cllr Granville	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr A Will		Claridge House	4 High Street	Town
Town		County	Post Code	Application date
				23/06/23
Structural repair and associated re-decoration of north-end extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW5DTZBKM2900			

8	Plan Number	Planning officer	Town Councillor	Agent
	23/01642/HOUSE	Christopher Park 11/07/2023	Cllr Daniell	KmCreations Ltd 07903356558

Planning Applications to be Considered

Planning Applications received to be considered on 03 July 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stratford	Down End	Hopgarden Lane	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			20/06/23
Extend single storey rear extension. Single storey porch extension. Alterations to fenestration.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW78IWBKM4000		

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01659/HOUSE	Stephanie Payne 13/07/2023	Cllr Layne	Offset Architects 01732753333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Ferguson		18 Dartford Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/06/23	
Widening of the existing vehicle access and replacement of the existing boundary wall with a dwarf wall and iron railings and reconfiguration of the parking area.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW93APBKM5J00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01671/HOUSE	Abbey Aslett 14/07/2023	Cllr Daniell	Blackburn Architects Limited
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr B Jackson		66 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/06/23	
Demolition of existing garage, utility and dining room to replace with a two-storey side extension and single storey rear extension. Alterations to existing driveway. Internal alterations. Alterations to fenestration. Landscaping. Fencing. Rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWAY1SBKM7J00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01682/HOUSE	Christopher Park 17/07/2023	Cllr Skinner	Martin Bush Chartered Architect
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent		48 Golding Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/06/23	
Demolition of existing front porch to replace with a full width single storey front porch. Single storey flat roofed rear extension. Alterations to fenestration. Steps.C/O Agent, 48 Golding Road, St Johns, ,				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWCSN5BKM8M00			

Planning Applications to be Considered

Planning Applications received to be considered on 03 July 2023

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01696/LBCALT	Abbey Aslett 17/07/2023	Cllr Michaelides	TRS Surveying 07760669417
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Nos.	7, 9 and 11 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/23
Repair failing clay roof tiles to match existing covering and external redecoration of timber sliding sash windows and shiplap cladding. Replace concrete tiles to the rear three box gable end pitches with hand-made clay tiles to match main roof.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWHZ3NBK0LO00			