

11th July 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 17th 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://youtube.com/live/d3zozihCA84> 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

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Town Clerk

At 7pm and prior to the meeting, Kent County Councillor Richard Streatfeild will address the Planning Committee with regards to Highway Improvement Plans, what they can achieve, and how Town/Parish Councils can best utilise them. This will be followed by a Q & A session and last 30 minutes in total.

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 7-15)
To receive and agree the Minutes from the Planning Committee Meeting held on 3RD July 2023.
- 5 HIGHWAY IMPROVEMENT PLAN – DEFERRED ITEM FROM 19TH JUNE 2023
 - a) To review and discuss Sevenoaks Town Council's Highway Improvement Plan, which was submitted to Kent County Council (KCC) in 2021 and is currently still awaiting update as to whether any items have been actioned.
 - b) To note that the Plan is available to view via the following link:
https://www.sevenoakstown.gov.uk/_UserFiles/Files/Other/164937-2023_Sevenoaks_Town_Council_Highway_Improvement_Plan_for_Planning_Cttee.pdf
 - c) To consider whether the Plan be revised and resubmitted to KCC.

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6 APPEALS (Pages 17-35)

a) To receive notice that the following Appeal has been DISMISSED by the Planning Inspectorate on 7th July 2023:

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

b) To note the Preliminary Matter point 7, which states that the Sevenoaks Town Neighbourhood Plan, which had a successful Referendum on 4th May 2023 and subsequently became part of the local planning framework on 23rd May 2023, was considered by the Planning Inspectorate to be a material planning consideration for the Appeal. This despite the fact that the Appeal took place during February 2023, and due to the District Council having previously approved it for Referendum following recommendation by the STNP's examining Inspector.

7 APPEALS (Pages 37-40)

a) To receive notice that the following Appeal was ALLOWED by the Planning Inspectorate on 3rd July 2023:

- **APP/G2245/G2245/W/22/3294524: 21/02502/PAC – 160 London Road**

8 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 41-42)

a) To receive notice that the following application is due to be discussed by the District Council's Development Management Committee on 20th July 2023. This was previously allocated to Cllr Ancrum:

- **23/01182/HOUSE – Humbugs, 31 Hartslands Road**

INFORMATIVE:

- On 5th June 2023, Sevenoaks Town Council recommended refusal of the application 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.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTMN9IBKKTG00>

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

9 PROPOSED DEPOSIT DOCUMENTS FOR AMENDMENT 49 A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS (Pages 43-44)

a) To receive reminder that on 5th June 2023, the Planning Committee considered documents on deposit announcing Kent County Council's intention to amend waiting restrictions affecting specific sections on the following roads:

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

b) To receive and note copy of the Town Council's response to the consultation, as recommended by Cllr Clayton and supported by the Committee, and to receive and consider a subsequent letter from Kent County Council with regards to the response.

c) To discuss and decide whether STC remove its objections to the proposals, and to note that they will be presented to the Sevenoaks Joint Transportation Board if 6 or more objections are received.

10 GATWICK AIRPORT REDESIGN OF ARRIVAL AND DEPARTURE PROCEDURES – INFORMATION SESSION (Pages 45-46)

a) To receive notice that Gatwick Airport Limited will be holding information sessions about the outcomes of its Initial Options Appraisal to support Gatwick Airport's Redesign of Arrival and Departure Procedures, and to receive copy of an invitation to attend via Microsoft Teams on any of the following dates:

- 10am – 12pm Friday 28th July 2023
- 2pm – 4pm Monday 31st July 2023
- 5:40pm – 7:30pm Wednesday 2nd August 2023

11 KENT BUS SERVICE CHANGES BULLETIN COVERING JUNE, JULY, AUGUST AND SEPTEMBER 2023 (Pages 47-50)

a) To receive and note a summary provided by KCC identifying bus service changes registered by an operator to take place between June and September 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>

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12 NATIONAL HIGHWAYS & TRANSPORT NETWORK PUBLIC SATISFACTION SURVEY

a) To receive notice that Kent County Council is holding six web-based surveys on the following specific issues as part of its yearly National Highway & Transport Network Public Satisfaction Survey:

- Highway Maintenance
- Accessibility
- Walking and cycling
- Public transport
- Road safety
- Tackling congestion

b) To note that these surveys will remain publicly available online until February 2024 via the following link, and to discuss whether STC formally respond:

<https://letstalk.kent.gov.uk/national-highways-and-transport-2023-24>

13 EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE – SEVENOAKS TOWN COUNCIL'S SUBMITTED RESPONSE (Copy to follow)

a) To receive and note Sevenoaks Town Council's submissions to the District Council and Kent County Council's joint consultation on their proposed East-West active travel route. This as drafted by using Cllr's comments, and approved by the Working Party comprising Cllr Clayton, Cllr Shea, Cllr Skinner and Cllr Layne who were assigned by the Planning Committee to look at the proposals.

14 OTRORD PARISH COUNCIL AND SEVENOAKS TOWN COUNCIL ACTIVE TRAVEL COLLABORATION

a) To receive reminder that Otford Parish Council reached out to STC on 7th May 2022, proposing a joint collaboration on broadening travel options and managing traffic growth following proposed large developments that will impact both communities.

b) To note that on 30th May 2022, STC's Planning Committee approved a Working Group of Cllr volunteers to pursue this on behalf of the Committee, with members comprising Cllr Eyre, Cllr Parry, Cllr Shea, Cllr Raikes, and Cllr Clayton.

c) To discuss and agree whether the collaboration be continued, and to consider electing new membership following the impact of the elections on the group's membership.

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- 15 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 51-58)
- a) To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee since the new electoral period 2023. This as requested by the Chair and to be a regular Agenda item moving forwards.

- 16 PLANNING APPLICATIONS (Pages 59-66)
- a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council in order to comply with comment deadlines. (Page 59)
- b) 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. (Pages 61-66)

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](#).

- c) The meeting will be reconvened to consider planning applications received during the two weeks ending 10th July 2023.

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

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Agenda Item 4 - Minutes

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 3rd July 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	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chair	Present	Cllr Shea – Mayor	Present
Cllr Dr Canet	Present	Cllr Skinner OBE	Present
Cllr Clayton	Apologies	Cllr Varley – Vice Chair	Present
Cllr Daniell	Apologies	Cllr Willis	Present
Cllr Dixon	Apologies	Cllr Wightman	Apologies
Cllr Granville	Present		

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

188 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

189 DECLARATIONS OF INTEREST

a) Cllr Willis declared that he had a disclosable pecuniary interest in Agenda Item 7 [Sevenoaks Town East-West Walking, Wheeling and Cycling Route Consultation] and [Plan no. 3], in regards to their relation to Schools.

190 DECLARATIONS OF LOBBYING

None.

191 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 19th June 2023.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the MINUTES of the Sevenoaks Joint Transportation Board.

192 APPEALS

a) The Committee received and noted the submission of the following appeal:

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

b) It was noted that the Appeal is proceeding under the Householder Appeals Service, and that STC is therefore unable to submit comments, however may modify or amend previous representation. This was not deemed necessary.

193 APPEALS

The Committee noted that the following appeal had been DISMISSED by the Planning Inspectorate on 19th June 2023:

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

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

a) The Committee received reminder that Sevenoaks District Council (SDC) is running a consultation on its joint proposals with Kent County Council (KCC) for an East-West Walking, Wheeling and Cycling route throughout Sevenoaks.

b) It was noted 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 would close on 14th July 2023:

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

c) The Committee received and discussed an initial response to the proposed route, prepared by Cllr Shea, Cllr Clayton, Cllr Skinner and Cllr Layne under a Working Group which had been assigned the task on 5th June 2023.

d) Cllr Shea summarised the Working Group's concerns, which pertained mainly to the proposals for one-way traffic systems at Bradbourne Park Road and St James' Road, and the unacceptable impact they would have on congestion on nearby roads.

e) Cllr Shea explained that, in its draft response to the consultation, the Working Group had proposed an alternative solution of a shared surface between motorists and cyclists, with road markings and coloured tarmac to provide priority to cyclists. This was met with approval from Committee members, and it was **RESOLVED** that the questionnaire response drafted by the Working Group be submitted to SDC.

f) The Town Clerk proposed that, in addition to submitting the consultation response as per the questionnaire's set format, STC also write a letter to SDC and KCC summarising its key comments and concerns. This due to the format of the questionnaire, which only allowed comments on particular sections of the proposed route.

g) The Town Clerk also advised that two sections of the proposed route were situated on Town Council land, and it was therefore agreed that STC notify SDC and KCC of this in an additional letter for information.

h) It was **RESOLVED** that Sevenoaks Town Council write a letter to SDC and KCC, elaborating on its questionnaire answers and notifying the design engineers of land owned by STC. Once finalised, STC's full response – including questionnaire and accompanying letters, will be available to view on the Planning Committee webpage under "Additional Documents", as well as attached to the Agenda of the next Planning Committee.

195 TEMPORARY ROAD CLOSURE – A225 ST JOHNS HILL – 22ND JULY 2023 FOR 20 DAYS

The Councillors noted that the above temporary road closure, originally proposed between numbers 12 and 14A on St Johns Hill, had since been withdrawn.

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

a) Cllr Gustard summarised the context behind Cllr Daniell having referred the above item to Committee as follows:

- A local resident complained to Cllr Daniell about a Keep Clear area at Clare Way being repeatedly used by local residents for parking
- This was concerning, as the Keep Clear area was installed to allow emergency vehicles to turn around and access the West Kent Housing estate
- Cllr Gustard proposed that STC make a formal request to the District Council and to Kent County Council for yellow lines to be installed as a further deterrent

b) It was **RESOLVED** that STC write to Sevenoaks District Council (SDC) and Kent County Council (KCC) requesting yellow lines at the Keep Clear section on Clare Way.

c) Cllr Camp noted her interest in hearing SDC and KCC's response to the request, as Cllrs had received similar complaints about other locations in the past which they may wish to put forward to a future Planning Committee, should the result of the present request be successful.

197 KENT COUNTY COUNCIL CONSULTATION ON ITS EMERGING LOCAL TRANSPORT PLAN

a) Councillors received notice that Kent County Council had 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) It was noted 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:

<http://www.kent.gov.uk/ltp5>

c) Cllr Shea and Cllr Dr Canet both noted the importance of STC studying the consultation in detail and providing a response, due to the recent disruptions to public transport caused by bus service cancellations throughout the year.

d) Cllr Dr Canet reported that the Senior Action Forum, of which she is a member, is especially invested in the Local Transport Plan, as they have concerns about buses remaining available to those less mobile and unable to drive. She advised that the Forum was due to discuss the item at its upcoming Annual General Meeting, from which she would report back to the Planning Committee.

e) It was **RESOLVED** that the item be deferred to 31st July 2023, in order to allow Councillors enough time to study the consultation documents more thoroughly, and to report back to the Committee with any comments or concerns.

198 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 26th June 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

199 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing Sevenoaks Town Council's official response to the District Council's East-West Walking, Wheeling and Cycling consultation, once finalised via the Working Party. (See Minute Number 194(h))

There being no further business the Chairman closed the meeting at 8:11pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 3-7-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01075/HOUSE	Christopher Park 17/07/2023	Cllr Willis	E-scale Landscape Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Neale	St Botolphs Lodge	The Vine	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Sevenoaks Town Council recommended approval, subject to:
 The Conservation Officer being satisfied as to the materials and designs,
 The Arboricultural Officer being satisfied that an appropriate Tree Protection Plan is in place, and that any damage to the adjacent trees will not be significant,
 That the fence 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 establish ecological networks that allow wildlife to pass between habitats.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01447/FUL	Christopher Park 10/07/2023	Cllr Michaelides	AVIM Consultancy Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Santharaja		153 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/06/23	

Installation of condensing unit to existing class E shop.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and the Environmental Health Officer both being fully satisfied that the noise reduction measures have been implemented and that this application will not result in any unacceptable noise levels.

Planning Applications Considered

Applications considered on 3-7-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01569/FUL	Ashley Bidwell 05/07/2023	Cllr Gustard	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>
				14/06/23
Erection of timber and wire fencing and installing security signage to North-West of the site.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer's consent, and to the Conservation Officer being satisfied that there is no unacceptable adverse impact on the Green Belt or Area of Outstanding Natural Beauty.

Informative:

Sevenoaks Town Council noted that in rainy weather, the Public Right Of Way path can become particularly inaccessible due to the mud. The Town Council requested that West Heath School keep an eye on this during the wetter months to ensure that the path remains safe and accessible for public and disabled use.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01585/FUL	Louise Cane 11/07/2023	Cllr Gustard	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalis		Site Formerly Known as Seven	Oakhill Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/23
Demolition of existing open air school building and garage and construction of 2no. new business use units.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment of the site, and that it would set an unwelcome precedent in an otherwise residential area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01607/HOUSE	Abbey Aslett 10/07/2023	Cllr Shea	Expansion Group 079295 28586
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Ms Sebastian & Jose		Osborne House	232 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/23
2 no.garage conversions & construction of new detached garage to front.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the location of the garage is contrary to guidelines set out in the Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 3-7-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01611/HOUSE	Stephanie Payne 07/07/2023	Cllr Ancrum on behalf of Cllr La	Offset Architects 0173275
<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>
				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.				

Comment

Sevenoaks Town Council recommended approval, subject to the paving being made suitably porous to allow for drainage and environmental considerations, and subject to the Conservation Officer being satisfied with the materials and designs proposed for the boundary wall.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01629/LBCALT	Louise Cane 14/07/2023	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Will		Claridge House	4 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/23
Structural repair and associated re-decoration of north-end extension.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01642/HOUSE	Christopher Park 11/07/2023	Cllr Daniell	KmCreations Ltd 0790335
<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.				

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-23

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 Ancrum on behalf of Cllr La	Offset Architects 0173275
<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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the designs and materials used for the extension of the garage and the chimney stacks.

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 Limit
<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.				

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of light or amenity to the property at 68 Brattle Wood and that the 2 opaque windows to the first floor south elevation and the 1 opaque window in the north new extension be conditioned to be permanently obscure glazed to protect the privacy of the neighbouring properties at 64 and 68 Brattle Wood.

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 Ar
<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, ,				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-23

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 07760669
<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.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that this application enhances and preserves a listed property.

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Appeal Decision

Inquiry held on 7-10 and 14-17 February 2023

Site visit made on 9 February 2023

by H Porter BA(Hons), MSc PGDip, IHBC

an Inspector appointed by the Secretary of State

Decision date: 7th July 2023

Appeal Ref: APP/G2245/W/22/3308246

Land At Brittain's Lane, Sevenoaks, Kent, TN13 2HL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission
 - The appeal is made by Croudace Homes against Sevenoaks District Council.
 - The application Ref: 21/04236/OUT is dated 22 December 2021.
 - The development proposed is an outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittain's Lane with associated landscaping, parking, open space, play areas, and all other associated development works.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Inquiry sat for 8 days. I undertook an accompanied site visit on 9 February 2023, during which I was able to view the appeal site from the Brittain's Farm Conservation Area (the CA) and a residential property on Marlborough Crescent. I also undertook further unaccompanied visits and saw the appeal site's surroundings and Brittain's Lane environs from public vantage points.
3. The application was submitted in outline with all matters reserved except access. Notwithstanding the reserved matters, it was confirmed that plans showing building heights and land use parameters are before me for consideration. I have considered the appeal on the basis of the access plans, and that up to 70 dwellings would be provided while bearing in mind that the detail within the two parameters plans could be secured via a condition.
4. The content of a draft s106 Agreement was discussed on the last day of the Inquiry; a signed and completed version was received on 1 March 2023, as agreed. I return to the obligations and provisions secured by the s106 Agreement later in overall planning balance, although assessment of the planning obligations against Regulation 122 of the Community Infrastructure Regulations 2010 (as amended) would only be necessary if planning permission was to be granted.
5. Since issuing the Decision Notice¹, Sevenoaks District Council (SDC) is no longer pursuing objections in relation to the lack of ecological information or to

¹ CDB.23

the lack of a completed s106 Agreement. Separate Statements of Common Ground (SoCG) covering matters of Planning, Landscape, Ecology, Highways, Housing Land Supply and Heritage have established various areas of agreement between the Appellant and SDC. Additionally, Kent County Council (KCC) does not object to the proposal in respect of flood risk, ecology, highways or sustainable travel. It is accepted that the proposal represents inappropriate development in the Green Belt.

6. The Brittain's Lane Association (BLA) was granted Rule 6(6) Party status under the Inquiry Procedure rules. In addition to endorsing the SDC's outstanding concerns with the appeal scheme that relate to harm to the Green Belt, character and appearance, and designated heritage assets, the BLA have advanced supplementary arguments and evidence in respect of site excavation/civil engineering, ecology, highway safety and access to services and facilities, and flood risk. I have considered these matters as part of the main issues.
7. The development plan comprises the Sevenoaks District Core Strategy, adopted February 2011² (the CS) and the Sevenoaks District Allocations and Development Management Plan, adopted February 2015³ (ADMP). After modification, in accordance with the examining Inspector's recommendations, on 9 February 2023 the Council resolved to hold a referendum on the draft Sevenoaks Town Neighbourhood Plan 2020-2038⁴ (the NP). My determination of this appeal shall be made in accordance with the development plan unless material considerations indicate otherwise. As the NP has reached a relatively advanced stage, I have taken it to be material in my decision-making.

Main Issues

8. Bearing in mind all that I have read and heard, I consider the main issues in this appeal to be:
 - a) The effect of the proposal on the openness and purposes of the Green Belt;
 - b) The effect of the proposal on landscape character and appearance of the area, including its effect on the Kent Downs AONB through development within its setting;
 - c) The effect of the proposal on the significance of the Brittain's Farm Conservation Area, and the significance and special interest of the Grade II listed buildings within Brittain's Farm, from development within their setting;
 - d) The effect of the proposed development on ecological assets, including Ancient Woodland;
 - e) Whether the appeal site offers a suitable location for the proposed development having regard to locational sustainability, highway safety and flood risk; and,
 - f) Whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the 'very special circumstances' required to justify the proposed development.

² CD.E1

³ CD.E2

⁴ CD.E3

Reasons

The site context

9. The appeal site is situated at the western outskirts of Sevenoaks, beyond the Settlement Policy Boundary Area and within the Metropolitan Green Belt. The Kent Downs Area of Outstanding Natural Beauty (AONB) lies immediately west and it is common ground that the appeal site falls within its setting⁵. A public footpath begins close to the site's Brittain's Lane access and runs through a belt of established trees along its southern edge. Some of this tree belt comprises Ancient Woodland, which reaches partly into the appeal site at its southwestern corner. Just beyond the northern boundary of the site lies the Brittain's Farm Conservation Area and a collection of Grade II listed, and curtilage listed, farm buildings.

a) The effect of the proposals on the Green Belt

10. Both national and local planning policy emphasises the importance and permanence of the Green Belt. Paragraph 137 of the Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; and that the essential characteristics of Green Belts are their openness and their permanence.
11. The Framework sets out five purposes the Green Belt should serve. The parties agree that the purposes relating to preventing neighbouring towns merging and to assisting in urban regeneration are not pertinent in this case. In 2017 and in preparation for the emerging 2018 local plan, the Sevenoaks Green Belt was subject to assessment in order to provide evidence of how different areas performed against the Green Belt purposes in national policy and to identify weaker performing parts of the Green Belt⁶. Of various parcels of land, the appeal site falls within Parcel 40, which in its entirety was given an overall score of 'strong' in terms of its performance against the five purposes⁷. However, the Assessment was a high-level one and not at the more granular, field-by-field level, while the appeal site represents a small portion of Parcel 40 and an even smaller share of the Sevenoaks Green Belt.
12. The Framework does not refer specifically to the purpose of checking the unrestricted sprawl of London but of large built-up areas, which Sevenoaks is, nor is it necessary to identify a particular built-up area. The appeal scheme would represent an encroachment of urban forms westwards out from the Sevenoaks settlement edge and its built envelope and into the Green Belt countryside. There would be a definite infilling of the green wedge that separates Croft Way and Marlborough Crescent and an advancement of development into the countryside, in conflict with the purpose of checking unrestricted sprawl of large built-up areas. Even though housing exerts some urban influence close to the site's boundaries, the appeal scheme would also fail to safeguard the countryside from encroachment, conflicting with this purpose.
13. The case was advanced that the appeal scheme would conflict with the purpose of preserving the setting and special character of historic towns. However, while Sevenoaks clearly has important historic origins, the setting of the town

⁵ CDD.2 Landscape SoCG p. 2

⁶ CDE.30

⁷ CDE.30 p. 63

has already seen the expansion of 20th century urban development westwards away from it. The proximity of the site to the CA is, in my view, a separate consideration. As a result of this envelopment of the historic core of Sevenoaks by development over time, there would be no conflict between the proposals and the purpose of preserving the setting and special character of historic towns.

14. Nonetheless, openness is also the counterpart of urban sprawl and the absence of development. The appeal site comprises a little over 5 ha of greenfield and partly wooded countryside at the western edge of Sevenoaks. Except for the dilapidated timber shed, and a scattering of trees and hedgerows, the site is devoid of built development and is spatially completely open. The openness of the site can be appreciated through the vegetation and its gated entrance along its Britains Lane boundary; through gaps in the vegetation between the public footpath along its southern edge; in views westwards from the lower portion of Redlands Road.
15. Notwithstanding the detail that would come through reserved matters, the appeal scheme would unmistakably have both spatial and visual impacts. Even with the retention of treed boundaries, some open space, buffers and related landscaping, the introduction of up to 70 dwellings, would have an acute effect on the openness of the appeal site and this part of the Green Belt. Much of the site would be open space, even so, the proposals would completely change its authentic countryside character, which would become suburbanised and dominated by housing, roads, and associated residential activity. Whether or not measures could help to soften visual impact at the development's edges, they would not mitigate the harm to the Green Belt and its openness would plainly not be preserved. The proposals would conflict with Frameworks paragraph 137, and purposes a) and c) of paragraph 138; as well as CS Policy LO8, insofar as it seeks to ensure the Green Belt is maintained.

b) The effect of the proposals on the landscape character and appearance

16. The greenfield appeal site is laid to rough grass, populated with occasional trees, and a dilapidated timber shed situated towards the southeast corner. A distinctive domed spur of higher land, with steep sides, extends into the site from the southwestern corner and slopes down towards the north and northeast. A narrow watercourse, the Brad Stream, runs along the site's western boundary, beyond which lies fields and woodland that are within the AONB.
17. Residential development exists on three sides of the appeal site, and its relative containment by partly wooded boundaries restricts far-reaching views across or out from it. Nevertheless, the appeal site has a prevailing agrarian character, informed by its open, greenfield nature and distinctive undulating topography. Overall, the landscape character and appearance of the appeal site corresponds most readily with the open countryside landscape that unfolds beyond the Sevenoaks settlement edge, rather than the urban forms within it.
18. Although the settlement edge reaches closer to the appeal site on three sides, its overall landscape character shares striking similarities with, and is complementary to, the adjoining AONB field. Furthermore, the appeal site provides a wedge of undeveloped land that separates Croft Way and Marlborough Crescent, giving definite sense of transition away from the settlement and introduction to the open countryside that unfolds to the west.

The specific judgements made at the time the AONB boundaries were drawn, and the reasons for excluding the appeal site from its designation, are unclear. Even so, I consider the appeal site is of value to the landscape character and appearance of the locality, and as a part of its setting, it makes small but nonetheless important contribution to maintaining the natural beauty of the AONB.

19. The characteristics of the appeal site fit with the typical characteristic of the Westerham and Sundridge Parks Farmlands Character Area identified in the Sevenoaks Landscape Character Assessment, 2017⁸ (LCA), which details: *'northern undulating slopes of the Greensand Ridge to the west of Sevenoaks, supporting small to medium scale fields; small to medium scale enclosed agricultural landscape with strong hedgerows and scattered dense woodland; and, traditional vernacular building styles including Oasts and timber framed barns'*⁹. The Brittain's Farm Conservation Area Appraisal and Management Plan, 2011¹⁰ (CAAMP) describes the landscape setting of the CA as: *small to medium scale with an undulating to steeply sloping rural landscape...this includes farmland with hedgerow networks and scattered dense woodland and shaws*¹¹. Map regression and evidence within the Sevenoaks Landscape Sensitivity Assessment, 2017¹² (LSA) puts the appeal site in Sevenoaks West (S4) and indicates the appeal site is part of the historic field pattern that surrounds the Montreal Park suburb¹³. It also supports Ancient Woodland, a habitat of ecological interest, and contains natural rolling features as well as the Brad Stream. Consistent with analysis of S4, I consider these elements add to the site's aesthetic value as well as its overall landscape sensitivity, which its relative containment and proximity to nearby housing developments do not diminish.
20. SDC did not refer to the appeal site as being a Valued Landscape, in its decision notice or during consideration of the application, however, the matter was discussed during the Inquiry, including reference to the latest technical guidance note (TGN) on assessing landscape value deals with areas outside of landscape designations, Table 1 of which sets out a range of factors that can be considered when identifying landscape value¹⁴. Correlations between the appeal site and with factors relating to wilderness and tranquillity, recreation and associations are tenuous. However, as above, the characteristics of the appeal site do correspond with a number of examples of indicators of landscape value, which is supported by examples of evidence such as a landscape character assessment, historic maps, a conservation area appraisal and ecological designations. Whether or not visually prominent from afar, the combination of its landscape features elevate the overall value of the appeal site above that of a pleasant but unremarkable, undesignated field. Rather it is a valued landscape that, paragraph 174 a) of the Framework indicates should be protected and enhanced.
21. The parameters plans would fix elements of the scheme at this outline stage, including the location of housing, the play area (LEAP), attenuation ponds, site accesses and internal vehicular and pedestrian routes but the final layout is not

⁸ CD.E33

⁹ CDE.33 p. 90

¹⁰ CDF.10

¹¹ CDF.10 para 4.1 p. 18

¹² CDE.48

¹³ CDE.48 pp. 73-75

¹⁴ CDG.7 p. 7

fixed. Were the eventual layout to be similar to that shown on the Illustrative Masterplan¹⁵, a lobe of built form would extend westwards from the Brittain's Lane frontage, leaving open areas to the north, south and west of it.

22. In order to realise a housing scheme of up to 70 dwellings onto the appeal site, it would inevitably demand civil engineering works to overcome the underlying geology and complex topography, including the steep-sided spur of land that extends into it from the southwest. I do not doubt an engineered solution is possible and that the Appellant's team have the technical expertise to design one. The precise nature and extent of necessary groundworks have not been fixed and two possible strategies were discussed during the Inquiry. One approach would be to excavate and level the spur, remove associated spoil, to form an essentially flattened site. The other solution would be to work with the site's existing topography, terracing into its contours and adopting structural features such as retaining walls, and banks. Either approach would require a concentration of development towards the east and centre of the site, away from the flood risk and Ancient Woodland constraints at its edges¹⁶.
23. Should the eventual scheme retain more of the existing landform, housing would sit atop the spur and dominate the local landscape including the setting of the AONB. Should a more level site be formed, it would be a dramatic and artificial intervention into the local landscape, completely at odds with the appeal site's authentic, softly undulating greenfield nature.
24. Irrespective of the final engineered approach, the introduction of up to 70 homes, roads, paths, SuDs¹⁷ ponds, play areas, and domestic paraphernalia would significantly erode the attractive natural topography and greenfield character of the appeal site. While buildings and roads do have an influence on wider locality that is within the existing built-up area of Sevenoaks, the proposal would weaken the buffering effect the appeal site has between the settlement edge and the wider rural countryside. The wedge of open countryside that separates Marlborough Crescent and Croft Way housing would become suburbanised.
25. The majority of views to new development would be from private dwellings or filtered glimpses through vegetation along Brittain's Lane, the adjacent footpath or Brittain's Farm CA. However, where visible, the proposal would appear as an urban intrusion, that even with the inclusion of green buffers and additional planting, would be completely at odds with its soft, open greenfield character.
26. As the appeal site is in the setting of the AONB, new development is required by paragraph 176 of the Framework to be sensitively located and designed to avoid or minimise adverse impacts on the designated area. The PPG recognises that land within the setting of an AONB could make an important contribution to maintaining natural beauty, and where poorly located or designed, development can do significant harm. Notwithstanding the parameters plans show that the proposed development would be set back from the AONB boundary, there would still be an encroachment of housing, roads and domestic infrastructure to within some 20 metres of it. Consequently, the moderating effect the green and open appeal site provides as part of the AONB setting would be weakened. Bearing in mind the size of the AONB, the effect of the appeal scheme on its overall landscape and scenic beauty would be localised.

¹⁵ CDA.8

¹⁶ A 15m setback from Ancient Woodland

¹⁷ Sustainable Drainage System

Nonetheless, I do not consider that the appeal scheme would be sensitively located or designed within the AONB setting.

27. Conflict therefore arises with CS Policies SP1 and LO8, insofar as they seek to ensure new development responds to the character of the area; give priority to protecting rural character and seek to ensure development is compatible with policies for protecting the AONB; and that seek to conserve and enhance the distinctive character of the AONB and its setting. The proposals would also fail to comply with ADMP Policies EN1, EN4 and EN5, insofar as these require the layout of the proposed development to respect the topography and character of the site and the surrounding area and sensitively incorporate natural features; and give the highest status of protection to the AONB and its setting. The proposed development would not successfully minimise adverse impact on the AONB designated area and would fail to contribute to and enhance the natural and local environment, contrary to paragraphs 174 and 176 of the Framework.

c) The effect on designated heritage assets

28. The CA boundaries are tightly drawn around a cluster of traditional farm buildings at Brittain's Farm, which is nestled within a small valley and enclosed along Brittain's Lane by high boundary walls. The CA lies just beyond the northeast corner of the appeal site, separated by timber fencing, hedgerows and a group of trees protected by Tree Preservation Orders (TPOs). Within the Brittain's Farm CA are the Grade II listed Brittain's Farmhouse; the Grade II listed Farm Buildings adjoining Brittain's Farmhouse; the Grade II listed Oast; as well as curtilage listed buildings¹⁸.
29. In considering whether to grant planning permission for development that affects a listed building or its setting, special regard should be paid to the desirability of preserving that building, or its setting. As the proposals do not concern land or buildings in a CA, therefore the statutory requirements under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act (the Act) are of no relevance. That said, although no statutory protection for the setting of a CA is present in the Act, paragraph 200 of the Framework requires consideration of any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting. The main parties agree that the appeal site is within the setting of the CA and contributes to its significance but do not agree on the extent of that contribution¹⁹.
30. The CAAMP indicates that the CA, and listed buildings within it, originated as an isolated farmstead situated in wider rural surroundings, and part of the historic Montreal Estate. The historic map extracts and analysis within the CAAMP illustrate how Brittain's Farm was surrounded by an undeveloped mix of woodland and small field parcels up to the early 20th century. The CAAMP, maps 'open space' to include the appeal site, while at paragraph 4.1 the 'occasional long views... and open areas' are amongst the features that contribute strongly to the special character of the CA²⁰. The maintenance of views to open countryside and the agrarian nature of the appeal site are amongst the important within the setting of the CA that contribute to its significance as a designated heritage asset.

¹⁸ CDD.6 p. 1 identify the outbuilding to the east of the farmhouse, the single storey weatherboarded building to the north east corner of the larger barn, the ragstone boundary wall along Brittain's Lane as curtilage listed buildings and/or locally listed buildings.

¹⁹ As detailed p. 1 Heritage Matters SoCG CDD.6

²⁰ Map 6

31. I consider the significance of the CA to derive predominantly from its origins as an historic rural farmstead, which, to this day comprises a relatively in-tact enclave of vernacular farm buildings. Agricultural activity within the CA and its wider setting may have ceased, but there remains an authenticity within the integrated layout of the farmstead that speaks of its agricultural origins and function. Over time, new housing developments have encroached upon the agrarian surroundings of the farmstead. The appeal site, however, is the exception. Indeed, to this day, the undeveloped greenfield nature of the appeal site is part of the surroundings in which the CA is experienced, and which provide a remnant of the former agrarian context intrinsically linked to it. Beyond a historic connection evidenced through desk-top analysis, and in spite of the presence of a swimming pool and manicured hedgerows nearby, I experienced a clear tangible and visual link with the appeal site, which reinforced legibility of the CA's rural origins. Thus, I consider the appeal site is a part of the setting of the CA that makes an important positive contribution to its overall significance.
32. The relevant listed buildings and curtilage listed structures at Brittain's Farm largely derive significance and special interest from their age, form, fabric and historic farming use. Their significance is also derived from their value as interrelated components within a single clearly defined farmstead complex. Irrespective of direct lines of sight, remnants of the listed buildings' former agricultural surroundings facilitate an appreciation of their intrinsic link to a wider rural landscape that would have been essential to the working and productivity of the farmstead complex over many centuries. A remnant of the former rural landscape within the wider setting of the Grade II listed buildings, it enables appreciation of their historic origins, functions and agrarian purpose, and makes a valuable contribution to their overall significance and special interest.
33. The introduction of up to 70 new dwellings would weaken the authentic, agrarian, qualities of the appeal site, and exert an obvious intrusion on remnant views out towards open countryside. There would be a very obvious visual impact from the southern portion of the CA, where the currently open views out to the undulating greenfield appeal site would be replaced with housing and roads. Neither the relatively contained environs at Brittain's Farm, nor the intervening and supplementary vegetation, would alleviate the harmful change the appeal scheme would exert; and nor could the reserved matters details be such as to prevent the harm identified. Rather, the appeal scheme would cause harm to the significance of the CA as a designated heritage asset, through development within its setting.
34. Although the appeal scheme would have no direct physical effect on any of the Brittain's Farm listed buildings or their closer farm-yard settings, it would fail to preserve their wider rural setting, causing harm to their significance. Consequently, the proposal would fail to preserve the settings of listed buildings, contrary to Section 66(1) of the Act. The proposal would therefore run contrary to CS Policy SP1 and ADMP Policy EN4 insofar as these seek to protect and enhance the District's heritage assets and their settings, including listed buildings and conservation areas; and to conserve or enhance the character, appearance and setting of a heritage asset. While it does not yet carry full weight, conflict would also arise with NP Policy C1, which supports developments that sustain or enhance the significance of a heritage asset or the contribution made by its setting.

35. In the terms of the Framework, the harm to the significance of the designated heritage assets would, in each case, be less than substantial. When determining planning applications, decision makers are not obliged to place harm to the significance of a heritage asset or its setting somewhere on a 'spectrum'. However, in light of the above, I judge the less than substantial harm would be of a moderate level.
36. Irrespective of where harm to the significance of a designated heritage asset falls on the scale of 'less than substantial', the desirability of preserving the setting of listed buildings is a matter that should be given considerable importance and weight; while there is an expectation that great weight be afforded to the conservation of a heritage asset, and its setting in the Framework. Paragraph 202 of the Framework requires the less than substantial harm be weighed against the public benefits of the proposal. The provision of market, self-build and affordable housing would, in my judgement, constitute public benefits, the weight of which would be sufficient outweigh the less than substantial harm to the significance each heritage asset affected. This notwithstanding, the moderate level of harm to heritage assets shall still be considered in the overall planning balance.

d) The effect of the proposal on ecological assets

37. CS Policy SP 11²¹ sets out that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity. Sites designated for biodiversity value will be protected with the highest level of protection. The explanatory text²² identifies Ancient Woodlands as a feature of the countryside and a particularly rich source of biodiversity that should be afforded a high level of protection.
38. The consultation response from Natural England²³ (NE) identifies the potential for the proposals to adversely affect Ancient Woodland, and refers to its standing advice, which requires a minimum 15m buffer zone. The proposals include such a buffer zone and KCC's ecology officer has raised no objections, subject to condition.
39. The BLA advance the case that another portion of Ancient Woodland extending further east has not been identified for protection as part of the proposals. Sources of evidence other than pre-1600 historic maps can throw light on whether woodland is ancient, and I take the point that the inventory of Ancient Woodland maintained by Natural England does not record woodlands smaller than 2 hectares, such as this. However, notwithstanding the potential shortcomings of the mapping tools and lack of a tree survey, the contention of the BLA has not been supported by surveys. On the other hand, the Appellant's ecological assessments and methodologies had been subject to consultation, including by the Council's Tree Officer. Indeed, their initial consultation response had raised concerns regarding additional residents using the area and additional footfall through the Ancient Woodland including accessing the woodland for leisure purposes. A Management Plan for protection of the Ancient Woodland, including use of planted buffer zones, fencing, maintenance, among other matters, would be proposed. There is no outstanding objection to the proposals from the Tree Officer, who raised no concerns in respect of the woodland along the site's eastern edge.

²¹ CDE.1

²² CDE.1 para 5.7.2

²³ CDB.18

40. It was put to me that September is a sub-optimal time for undertaking a reptile survey, yet no issue was taken with the survey methodology or findings by KCC, while NE's Standing Advice gives April to mid-October as suitable survey timescales for Reptiles²⁴. Owing to restricted access to the site, I understand the BLA were unable to undertake their own surveys. Consequently, beyond speculation, there is no demonstrable evidence to show that the appeal site contains dry acid grassland, which stands against the up-to-date survey and evaluation provided in support of the proposals. Furthermore, neither these surveys nor their methodology were queried by KCC.
41. Bearing in mind the outline nature of the proposals, I am satisfied that a full evaluation of specific impacts could be further assessed, and ultimately mitigated, through the preparation of additional ecological surveys that would be concurrent with any reserved matters application. Subject to suitably worded conditions being imposed, I am content that a scheme could be devised that would avoid or adequately mitigated against significant harm to ecological assets, including Ancient Woodland. On this basis, I do not find conflict arises with Policy SP11 nor paragraph 180 of the Framework, which, amongst other things, seeks to conserve the biodiversity of the District, and avoid significant harm to biodiversity and the loss or deterioration of irreplaceable habitats.

e) Locational sustainability, highway safety and flood risk

42. The appeal site is located within walking distance of Sevenoaks train station, bus stops, a primary school and a range of shops and services along London Road, as well as in Riverhead. I experienced the walking route from the town centre to the appeal site on a number of occasions during the Inquiry week, including taking the footway along Brittain's Lane. The local topography is certainly hilly and the nature of the roads combined with traffic speeds may be off-putting to the less confident cyclist. While distances, topography, driver behaviour and the frequency of bus routes may serve to disincentivise some journeys by sustainable means, a proportion of future residents could make such journeys. Additionally, the submission and approval of a Travel Plan that could be secured by condition, would further support this. I consider that proposed development would be in a sustainable location where future residents would be offered a genuine choice of transport modes.
43. The BLA and a number of interested parties with local knowledge raised concerns in respect of highway safety, citing an already challenging environment for non-car users. Amongst other things, questions have been raised over whether the Appellant's traffic survey data accurately reflects traffic flow and vehicle speeds along Brittain's Lane; as well as the increase in development-related traffic routing south from the appeal site. Although just a snapshot, when I visited the appeal site, both in the morning and late afternoon, I observed traffic flows in the vicinity to be relatively light. I also observed the nature of Brittain's Lane to be narrower and potentially less suited to pedestrians further to the south along the route.
44. There is no doubt that the appeal scheme would result in an increase in traffic flows along Brittain's Lane. However, the original submission was accompanied by a comprehensive Transport Assessment²⁵ (TA), the content of which was reviewed by KCC. While the BLA contend Brittain's Lane is more akin to a local

²⁴ CDH.8

²⁵ CDA.15

distributor road, the TA indicates Brittain's Lane as having comparatively light traffic volumes for a route of its type. Yet, KCC, who would have local knowledge, took no issue with the TA characterisation of Brittain's Lane nor the TA methodology. As the capacity levels are not marginal but around 1/3 the volume for direct frontage access to be provided safely, I consider Brittain's Lane is able to safely accommodate the increase in traffic volumes the appeal scheme would realise.

45. I recognise that the nature of Brittain's Lane, combined with driver behaviour, could influence a sense of trepidation crossing it at certain points, notably south of the appeal site. While there is a private school located to the south, the evidence before me indicates that most of the development-related traffic would be heading north, with far fewer additional journeys routing south. The TA included detailed analysis of injury accident records, which showed no collisions in the study area. While I heard accounts of regular near misses, KCC concluded that there are no identifiable trends to indicate any relevant highway issues other than driver error²⁶. Therefore, I do not consider there would be a demonstrable threat to highway safety even with an increase in vehicular traffic moving southwards.
46. Access is not a reserved matter. The scheme would offer a primary access onto Brittain's Lane²⁷, featuring footways either side, and designed using the 85th percentile speed recorded along Brittain's Lane and visibility assessed in the horizontal and vertical planes in accordance with KCC and Manual for Streets Guidance. A little further north, there would be a secondary access for emergency vehicles, pedestrians and cyclists, linked to the primary access via a 2m wide footway. The appeal scheme would also include provision of a footway between the site's access points, as well as a crossing over Brittain's Lane to an extant footway on the other side. The proposals would ensure future residents would have a clearly defined crossing point, away from traffic entering and exiting the appeal site. As the precise location of the crossing point is not yet fixed, it would be speculation to judge it as unsafe.
47. Additionally, the BLA raised concerns regarding the capacity at Riverhead roundabout, and the potential impact construction traffic could have on the local highway network and highway safety, especially if the quantity of excavated materials required to realise the development has been underestimated. Following a request for further information, it was concluded that the proposal would not be EIA development²⁸. Other than access, this application is for outline permission, and a final engineered solution has not been devised. It is not uncommon for final details on the engineering, floor levels, site preparation, removal of excavated materials, and temporary construction impacts to be forthcoming at the reserved matters stage. Even with a complex geological and topographical make-up, for a development of up to 70 dwellings, it would not be usual to secure a detailed Construction Management Plan to be approved at the reserved matters stage.
48. While noting the concerns of interested parties and the BLA, given the supporting evidence and nature of the access proposals before me for approval, I have no cause to assume that the increase in traffic movements associated with the appeal scheme, including during its construction, would have a

²⁶ CDB.11

²⁷ CDA.15 Drawing J32-6017-01, J32-6017-02

²⁸ CDQ.4

significant impact on highway capacity. No do I find the proposals would result in unacceptable impact on highway safety, to the extent that the residual cumulative impacts on the road network would be so severe as to warrant refusing the outline scheme on highway grounds. The proposal would therefore not conflict with ADMP Policy T1 nor with paragraphs 105 or 111 of the Framework.

49. The appeal site's existing topography and Brad Stream present risk of fluvial and surface water flooding. Where the watercourse crosses the site, the land is assessed as being in Flood Zones 2 and 3. The Appellant's Flood and Drainage Strategy identifies a risk of surface water flooding towards the low-lying parts of the site close to Brittain's Lane²⁹. Subsequent to the submission of a Flood Risk Assessment (FRA) and proposed drainage strategy for the site, the Lead Local Flood Authority (LLFA) does not object to the proposals on the basis of flood risk.
50. The LLFA has based its conditional approval on the original drainage strategy, which proposes SuDS basins close to the site's northern boundary and within Flood Zone 1. While the 'cut and fill' plan may show a raising of ground levels within current surface water flow paths, it is only illustrative. The acceptability of the final engineering solutions, as well as an assessment of the impact on flood risk, would be forthcoming with the reserved matters. Whilst I note the doubts of the BLA, and concerns of residents downstream, I consider it would be supposition to find at this stage that a scheme would not be technically achievable without increasing flood risk elsewhere. Suitably worded conditions would provide adequate certainty that a final drainage strategy would manage surface water flow paths appropriately and mitigate the increase of flooding either on or beyond the appeal site. Conflict therefore does not arise with CS Policy LO1, nor the Framework, in respect of flood risk.

Other considerations in favour of the proposal

51. That SDC is unable to demonstrate a 5-year supply of housing land (HLS) is not in dispute, albeit the Appellant and Council do not agree on the precise level of housing shortfall³⁰. Even taking the Council's figure, there is evidently a substantial and acute shortfall and a persistent under-delivery of homes in the District. It is also clear that the need figure will be even greater than that within the draft 2018 plan and that, to date, dialogue with neighbouring authorities to assist in housing land supply is reported to have proved unproductive.
52. The Inquiry heard compelling evidence to illustrate that the Council has consistently failed to deliver enough homes, in what is a highly-constrained District. The Sevenoaks settlement boundary is the inverse of the Metropolitan Green Belt, with the latter having remained unchanged for many decades and covering 93% of the Sevenoaks District³¹. The Council is seeking a plan-led solution to increasing the provision of more housing, and work is underway on a new local plan. However, it is common ground that this will be likely to have an even greater annual need figure than the draft 2018 plan, and the development of Green Belt land to accommodate housing numbers, is likely to be inevitable.

²⁹ CDA.19 (Flood and Drainage Strategy)

³⁰ Council's shortfall figure of 1,805 homes and Appellant's of 2,153 homes over the next 5 years

³¹ ADMP p. 68 para 7.1

53. Not only is the Council failing to provide sufficient housing land, the District is also a comparatively expensive one in which to purchase property. Indeed, the evidence before me indicates that buying a home would be financially unattainable for those on lower-quartile incomes, and that the average wait on the Council's Housing Register could be well over two years. The Council conceded that the extent of under-delivery of affordable housing has been substantial, and that it must deliver more affordable homes, which would require a 'step-change' moving forward.
54. In respect of self-build or custom build plots, the Appellant contends the Council is failing to give enough permissions in respect of serviced plots of land to meet the demand in its area, in accordance with its statutory duty³². It is also argued that the true requirement figure is higher than the Council's data sources would indicate. The designing and administering of a register does not place an express requirement for reviewing secondary data sources. Notwithstanding that the Appellant considers SDC's approach could have been more rigorous, and I do not consider the approach followed to be flawed nor that justification for why secondary sources were not reviewed to be necessary. Ultimately, the LPA must be satisfied that the initial owner of that home will have primary input into its final design and layout³³. There are various ways an LPA may determine whether an application or development is for self-build or custom housebuilding, and not limited to just those permissions that have been accompanied by a Community Infrastructure Levy or Section 106 exemption.
55. The Council is required to grant enough suitable planning permissions for serviced plots of land within three years of the end of a base period to match the number of people added to the register in that period. In getting to grips with this particular aspect, the evidence brought by the Council was, at best, unclear. The confusion, which the Council conceded, arose from it counting permissions within the same base period, rather than immediately after the end of that base period. The Appellant's criticisms of the Council's administration of its register and determination whether an application, permission or development is for self-build or custom housing may be overstated. Even so, the evidence causes me to doubt whether sufficient permissions have been given by the Council to meet the demand for self-build or custom housebuilding, in accordance with the statutory duty.
56. The appeal scheme would realise up to 70 homes, 50% of which would be secured as affordable and 10% as custom and self-build. In general terms, the provision of housing would offer extensive benefits associated with meeting the Government's objective of significantly boosting the supply of homes, increasing choice and diversifying the housing market.
57. Although the appeal scheme is relatively modest in size, the benefits derive principally from the provision of housing, which should be seen in the context of demonstrable shortfalls and where the need for new homes is exigent. The affordable housing element would not only be 10% above the policy requirement but would also realise the delivery of almost as many affordable homes as have been provided in the District over the past two years.
58. Further considerations in favour of the proposals include the economic benefits associated with the construction phase and future occupiers feeding into the

³² S2A Self-build and Custom Housebuilding Act, 2015 (as amended)

³³ Paragraph: 16a Reference ID: 57-016a-20210208

local economy. The scheme would be supported by green infrastructure, footpaths and facilities including a LEAP, with security given for their ongoing maintenance and management. In the main, these would meet the needs of the development, however, the scheme would also deliver additional habitat features of ecological value and secure biodiversity net gain of at least 10%, which represent further benefits.

59. The appeal site holds advantages of being adjacent to the extant settlement limits of Sevenoaks, which is the Principal Town for the purposes of the District's Settlement Hierarchy. The location of the appeal site would offer future residents access to a range of services and facilities by sustainable modes of travel, including ongoing connections to London via Sevenoaks railway station.
60. Amongst other things, the completed s106 Agreement would secure the affordable homes, their type and distribution and delivery prior to the occupation of 50% of the open market properties; and secure construction of the self-build and custom plots. An advocate spoke to the Inquiry on behalf of KCC, specifically in respect of the adequacy of secondary school infrastructure. Therefore, the scheme would secure, as appropriate, secondary education contributions. The s106 Agreement would ensure production of an 'Ecological Design Strategy' that would ensure provision of a measurable bio-diversity net gain of at least 10%, and the ongoing management of the open space. Financial contributions towards footpaths, as well as the agreement and delivery of highway works with KCC would also be secured. Production of the s106 Agreement has realised a satisfactory resolution that will establish a consistent way forward between developers, SDC and KCC in finding secondary school infrastructure. The production of the s106 Agreement therefore secures the benefits associated with housing and biodiversity so that they give no cause to find against the scheme on the basis of education contributions, highways or ecology.
61. The standard time-limit condition requiring reserved matters be submitted within 3 years, it has been suggested, could be reduced to 18 months. While not a benefit of itself, it would provide confidence that the benefits through increasing the supply of housing would be realised in the shorter term.

Overall planning balance

62. All parties agree the proposal represents inappropriate development in the Green Belt. Consequently, the weight of other considerations must clearly outweigh the harm to the Green Belt and any other harms to amount to 'very special circumstances'.
63. The local plan is out of date, the need for housing is increasing and affordability ratios are woeful. The prospect of a plan-led solution to these issues is a long way off, while discussions with neighbouring authorities have proved unproductive to date. Against this background, the market and affordable housing elements merit very significant positive weight, as does the provision of market housing. Self-build housing, as a contribution to boosting the supply and range of dwellings carries, moderate positive weight, proportionate to the number of plots proposed. The provision of additional habitats features that would be of ecological value and a secured biodiversity net gain of at least 10% carry moderate positive weight.

64. While I do not consider there are planning policy reasons to find against the proposal based on its locational sustainability, other than the provision of a footway and crossing point, the scheme does not pursue additional provisions, such as dedicated cycle routes or contributions for bus services, that might further improve the site's locational sustainability. I judge that the locational sustainability of the appeal site attracts moderate weight in the scheme's favour.
65. The release of additional Green Belt land to rectify the District's acute housing needs may ultimately be inevitable. However, in this case, the Green Belt harm is not just in-principle; it would also lead to a material loss of Green Belt openness and clear conflict with the purposes of the Green Belt. The totality of Green Belt harm that would arise carries substantial negative weight against the appeal scheme.
66. I have concluded the proposal would cause harm to the landscape character of the site and locality. I have also found the proposals would have an adverse impact on the setting of the Kent Downs AONB, albeit that harm would be localised. The overall harm in terms of landscape character and appearance carries significant negative weight against the proposal.
67. While the degree of harm to the significance of heritage assets identified would be outweighed by public benefits for the purposes of the Framework, the appeal scheme would still fail to preserve the settings of the Grade II listed buildings and the CA, a harm that carries significant negative weight.
68. In all these respects, the proposal would be at odds with various extant and emerging local plan policies. The Council cannot demonstrate a 5-year supply of deliverable housing sites and so the most important policies for determining the application are deemed to be out-of-date. Moreover, policy E5 does not wholly align with the Framework, which gives the highest status of protection to land *in* an AONB, not its setting. There are a number of other policies with which there would be no material conflict, or fulfilment secured by conditions and planning obligations. This includes in relation to locational sustainability, highway safety, flood risk, and ecology. Nonetheless, the proposal would unequivocally conflict with the thrust of the development plan policies collectively, insofar as they seek to ensure development preserves landscape character and appearance, heritage and the Green Belt. I therefore find the proposal would not be in accordance with the development plan as a whole.
69. Despite this, paragraph 148 of the Framework establishes that 'very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. I have been offered numerous appeal decisions and reasons to favour other Inspectors' weightings for benefits associated with other schemes in different local authority areas. In assessing the case and evidence put to me, I recognise there are compelling benefits that weigh greatly in the appeal scheme's favour. However, the sum of negative aspects and considerable collective weight these carry means the Green Belt harm together with the weight of other harms identified, would not be clearly outweighed by the other considerations in favour of it. Very special circumstances therefore do not exist.

Other Matters

70. Part of the appeal site falls within a Biodiversity Opportunity Area; however, KCC's ecology witness explained that this is not a planning constraint but measure of enhancement potential. I therefore do not consider the site's location within the BOA should count against the proposal.
71. On a number of occasions during the Inquiry, I was referred to the parallels between an Inspector's decision to allow an appeal for development within the Green Belt at Colney Heath³⁴. The Inspector in that case was not dealing with a site within the setting of an AONB or heritage assets, but rather a site she considered strongly resonated with the urban edge and a proposal that would cause limited harm to the character and appearance of the area in question. While I recognise broad similarities, such as housing supply figures and the size of the proposed developments, the site-specific circumstances are evidently not the same. Hence, I have come to a different decision based on my own judgement and experience of the appeal site and the surroundings particular to the case before me.
72. Interested parties have raised additional concerns with the proposals that sit outside the main issues, including in relation to loss of views and flood risk in the wider network. However, these matters have been subject to assessment by independent professionals, none of whom has raised objection (subject to conditions) and I have no compelling evidence to warrant doubting or deviating from their professional judgement.
73. A Written Ministerial Statement (WMS) can be capable of being a material consideration in appeal decisions, however, the WMS from Michael Gove on the Statement of the Planning System³⁵ is not indicative of any immediate or certain change to national policy. An update to the Framework is expected, and with it a potential change to extant Green Belt policies. However, at the time of writing, no revisions have yet come forward and it is too early to judge what implications they might have for the Green Belt and planning decisions pertinent to Sevenoaks.

Conclusion

74. As required by s38(6) of the Planning and Compulsory Purchase Act 2004, determination of this appeal must be made in accordance with the development plan unless material considerations indicate otherwise. The Framework is an important material consideration. Of the basket of development plan policies that are of relevance to the main issues, there are varying degrees of conflict. While the proposal would fulfil some policy requirements, I consider there would be conflict with the development plan read as a whole. In respect of paragraph 148 of the Framework and the overall thrust of national policy, I also find the proposal would be in conflict with the Framework read as a whole.
75. For the reasons given above, I conclude that the appeal should be dismissed.

H Porter

INSPECTOR

³⁴ CDK.3

³⁵ CDM.2

APPEARANCES

FOR THE APPELLANT:

Zack Simons - of Counsel	Instructed by Laurence Moore of Woolf Bond Planning
He called:	
Clive Self MA (Urb Des), Dip LA, CMLI	Managing Director, CSA
Jo Evans BSc (Hons) MRTPI, IHBC	Director of Built Heritage, RPS
Alexia Tamblyn MA (Oxon), MSc, CEcol, CEnv, MCIEEM, FRGS	Managing Director, The Ecology Partnership
John Russell BEng (Hons), CMILT, MIHT	Director, Motion
Kristoffer Holmes BSc (Hons) Civ Eng, IEng MICE	Technical Manager, Croudace Homes Group
James Stacey BA (Hons), Dip TP, MRTPI	Managing Director, Tetlow King Planning Ltd
Annie Gingell BSc (Hons), MSc, MRTPI	Associate at Tetlow King Planning
Laurence Moore BA (Hons), DipTP, MRTPI	Associate, Woolf Bond Planning LLP
Caroline Bailey	Group Legal Director and Company Secretary, Croudace Homes Group

FOR THE LOCAL PLANNING AUTHORITY:

Robin Green – of Counsel	Instructed by SDC
He called:	
Ashley Bidwell MSc AMIEnvSc	Senior Planning Officer, SDC
Hannah Gooden	Planning Policy Team Leader, SDC
Emma Henshall	Principal Infrastructure Delivery Officer, SDC

FOR THE RULE 6 PARTY:

Alex Greaves – of Counsel

Instructed by Brittain's
Lane Association (BLA)

John Stamboullouian

Marius le Roux B.ING CEng
MCHIHT

Mike Glover OBE

Jim Quaife DipArb (RFS),
FARborA, CEnv

Rick Hodges PhD

Keith Balaam

Charles George

FOR KENT COUNTY COUNCIL:

David Forsdick KC

Instructed by KCC

Helen Forster MCIEEM

Senior Biodiversity Officer, KCC

INTERESTED PARTIES:

Julia Fontaine
Dr Robin Poston
David Gamble
Andy McClinton
Paul Roberts
John Ingram

Local Resident
Local Resident
Local Resident
Local Resident
Local Resident
Bradbourne Residents
Association

Peter Scott BSc(Eng), CEng, MICE,
MCIHT Dip H&TE

Local Resident

Neil Munro
Nick Prowse

Local Resident
Local Resident

Nick Varley

Local Resident

Julie Thomson

Local Resident

Cllr Andrew Eyre

SDC

Cllr Avril Hunter

Chairman, SDC

Geraldine Tucker

Sevenoaks Society

Mike Piercy

Head, The New Beacon School

Gerald Dolby-Gray

Local Resident

Stuart McCreadie

Local Resident

DOCUMENTS SUBMITTED DURING THE INQUIRY

ID1 – Appellant Opening and List of Appearances
ID2 – SDC Opening
ID3 – BLA Opening
ID4 – KCC Opening
ID5 – Darent Valley Landscape Map
ID6 – Geraldine Tucker speaking note
ID7 – Cllr Avril Hunter speaking note
ID8 – Julia Fontaine speaking note
ID9 – Keith Balaam speaking note
ID10 – Paul Roberts speaking note
ID11 – John Ingram speaking note
ID12 – Sevenoaks Countryside Assessment 2011 extract
ID13 – Kent Downs AONB Designation Report 1984
ID14 – Mr Glover Civil Engineering full presentation
ID15 – Geotechnical Investigations Final Report GI1771
ID16 – Education Contributions S106 RT suggested Agenda
ID17 – Michael Piercy speaking note
ID18 – Cllr Andrew Ayre speaking note
ID19 & ID19A – Julie Thomson speaking note & Brittain's Lane property photograph
ID20 – Nick Varley speaking note
ID21 – Dr Robin Poston speaking note
ID22 – David Gamble speaking note
ID23 – Andy McClinton speaking note
ID24 – Stuart McCreadie speaking note
ID25 – Mr Glover Civil Engineering reduced presentation
ID26 – Suggested Site Visit Points
ID27 – PINS Note 14/2022 8 Dec 2022 – WMS: changes to the planning system
ID28 – LLFA letter 4 Feb 2022 consultation response
ID29 – LLFA letter 4 April 2022 consultation response
ID30 – Inspector Revised Agenda for Transport Round Table
ID31 – Natural England Research Report NERR042
ID32 – Extract of NE Research Report and MAGiC Map extract
ID33 – Neil Munro speaking note
ID34 – NE Standing Advice: Ancient Woodland and Veteran Trees gov.uk
ID35 – Cabinet Decision Notice Neighbourhood DP to referendum 9 Feb 2023
ID36 – Email to David Forsdick KC re proposed agenda for education contributions
ID37 – Nick Prowse speaking note
ID38 – KCC response re. education contributions to Rule 6
ID39 – Peter Scott speaking note and presentation slides
ID40 – Draft S106 as at 12.02.2023
ID41 – Fig 5.1 Delivery of self-build and custom housebuilding plots (Tetlow King)
ID41 – SDC comments on self and custom build housing
ID42 – CIL Form 7: Self Build Exemption Claim Form – Part 1
ID43 – CIL Form 7: Self Build Exception Claim Form – Part 2
ID44 – Revised suggested conditions for RT discussion (agreed)
ID45 – Latest draft S106 16.02.23 and S106 site plan
ID46 – Rule 6 Closings
ID47 – LPA Closings
ID48 – Appellant Closings
ID49 – Final agreed suggested conditions

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Appeal Decision

Site visit made on 23 May 2023

by E Dade BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 July 2023

Appeal Ref: APP/G2245/W/22/3294524

160 London Road, Dunton Green, Sevenoaks TN13 1BT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by R20 Advisory Limited against the decision of Sevenoaks District Council.
 - The application Ref 21/02502/PAC, dated 27 July 2021, was refused by notice dated 10 September 2021.
 - The development proposed is change of use from office to residential providing 116 apartments.
-

Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use from office to residential providing 116 apartments at 160 London Road, Dunton Green, Sevenoaks TN13 1BT in accordance with the terms of the application, Ref 21/02502/PAC, dated 27 July 2021, the plans submitted with it, and subject to the following condition:
 - 1) Before first occupation of the development hereby approved, a car parking management scheme shall be implemented in accordance with details that shall have been first submitted to and approved in writing by the local planning authority. The car parking scheme shall include physical measures to restrict the maximum number of parking spaces available to occupants equivalent to 1 car parking space per unit. The measures implemented as approved shall be retained as such thereafter.

Preliminary Matters

2. Where the application was made on or before 31 July 2021, Article 3(1) and Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015) grants planning permission for development consisting of a change of use of a building and any land within its curtilage from a use falling within former Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.
3. The planning application to which this appeal relates was made before 31 July 2021 and the Council accept that the proposal is able to qualify as permitted development under Class O. From everything I have seen in submissions and on my site visit, I find nothing that contradicts this conclusion.

4. In respect of prior approval matters, the provisions of Class O of the GPDO 2015 require the local planning authority to assess the proposed development on the basis of its transport and highways impacts; contamination risks on the site; flood risk on the site; the impacts of noise from commercial premises; and the provision of adequate natural light in all habitable rooms of the dwellinghouses. The Council have no objection to the scheme in terms of the matters of contamination, flooding, noise and natural light, and I have no reason to consider otherwise.
5. The principle of development is established by the GPDO 2015 and the provisions of Schedule 2, Part 3, Class O do not expressly or otherwise require determination of the appeal on the basis of s38(6) of the Planning and Compulsory Purchase Act 2004. However, I have had regard to the policies of the National Planning Policy Framework (the Framework) only in so far as they are a material consideration relevant to the matters of prior approval specified for Class O.

Main Issue

6. The main issue in this appeal is whether the proposed development would be granted planning permission by Schedule 2, Part 3, Class O of the GPDO 2015, with particular regard to the transport and highway impacts of the proposed development.

Reasons

7. The appeal property is a large office building adjacent to a main route through the town. The surrounding area is predominantly urban with a mix of shops, services, and employment opportunities within walking distance. The area is well-served by pedestrian footways and crossings. The site is opposite a rail station which, in addition to rail services, offers bus stops and a taxi rank. The site is therefore accessible and well located to utilise a range of modes of transport.
8. The Transport Statement demonstrates that, relative to the existing office use, the proposed development would result in a net reduction in the number of trips generated by the site. Notably, the greatest decrease would be in trips to/from the site by car. The proposal is therefore capable of achieving a positive effect in respect of transport and highway matters through a reduction in car use and the associated social and environmental effects such as inequity, congestion, and pollution.
9. However, the appeal site offers extensive existing car parking, including surface car parks at the front and side of the building and a large basement car park. Based upon the Council's parking standards, the proposed development would include around 400 surplus car parking spaces, a significant oversupply.
10. The Transport Statement's prediction of trips generated is based on the existing travel habits of residents of the area. However, the significant overprovision of parking spaces would encourage car dependency, and therefore the travel habits of future occupants of the development may not reflect those of existing residents in the area. The effects of the overprovision of car parking are not tested by the Transport Statement, and thus are unknown. Therefore, there is a realistic prospect that, due to the oversupply of

car parking spaces, the proposal would have unacceptable transport impacts on the operation of the strategic road network.

11. As per paragraph 55 of the Framework, it is necessary to consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.
12. I have considered the appellant's suggested condition which would require the appellant to submit in writing a car parking management scheme to the Council for its approval. The scheme would include physical measures to restrict the maximum number of parking spaces available to occupants to be equivalent to 1 car parking space per unit, thereby bringing car parking provision in line with the Council's parking standards.
13. The condition would ensure that the travel habits of future occupants are aligned with residents of the local area. On this basis the proposed development would provide a net reduction in trip generation, as modelled by the Transport Assessment. The suggested condition is therefore necessary to ensure harm to the operation of the strategic road network from the proposal does not arise and I attach the condition to my decision.
14. Since the condition relates to the submission and approval of written details and physical measures to limit the provision of car parking, the condition would not materially alter the proposal. The suggested condition was available to the relevant parties during the appeal process and therefore no party would be prejudiced by its imposition.
15. Where land taken out of use as car parking is to serve an alternative use, this will be subject to the usual requirements of the planning system. In addition, through management of the provision of car parking on the site and the areas of those parking spaces lost, there is no substantive reason to suggest the proposal would affect the operation of the public multi-storey car park on the adjacent site. As I have found the unacceptable impacts can be adequately addressed through a planning condition, use of a planning obligation is not necessary.
16. Insofar that it is relevant to my consideration of the prior approval matters, paragraph 111 of the Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Subject to the attached condition, I conclude that the proposed development would not have unacceptable transport and highway impacts.

Other Matters

17. Local residents have raised concerns regarding the additional demand for services and infrastructure associated with an increase in population from the development. However, as set out above, the provisions of Class O of the GPDO 2015 limits my considerations to matters of transport and highways, contamination, flooding, noise, and natural light only.

Conditions

18. Any planning permission granted for the development under Article 3(1) and Schedule 2, Part 3, Class O of the GPDO 2015 is subject to the condition that it

must be completed within a period of 3 years starting with the prior approval date. Also Paragraph W(12) of Schedule 2, Part 3 of the GPDO 2015 requires development to be carried out in accordance with the details submitted.

19. Paragraph W(13), Schedule 2, Part 3 of the GPDO 2015 allows conditions to be imposed that are reasonably related to the subject matter of the prior approval. As set out above, to ensure the proposal would not have unacceptable transport and highway impacts, I have included a condition requiring the submission and approval of a car parking management scheme.

Conclusion

20. For the reasons given above, I conclude that the appeal should be allowed and prior approval is granted under Schedule 2, Part 3, Class O of the GPDO 2015.

E Dade

INSPECTOR



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Christopher Park
Email: planning.comments@sevenoaks.gov.uk
My Ref: 23/01182/HOUSE
Your Ref:
Date: 11 July 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Humbugs 31 Hartslands Road Sevenoaks Kent TN13 3TN

Development: Erection of single storey rear extension and associated works

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **20 July 2023** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here: https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a “visual aid”.

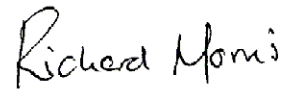
Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be

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

available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

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

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

Deposit Document for Amendment 49 - Sevenoaks

Sevenoaks Town Council's Planning Committee received and considered the above proposed order on 5th June 2023 and agreed upon the following response:

Comments in *support* parts of the proposals:

- The Town Council agrees that the yellow lines on the east side of Vine Court Road could be shortened to create a couple of extra parking spaces.
- Additionally, it is agreed that there could be scope to reduce the double yellow lines at the junction of Hartslands Road and Quakers Hall Lane, however Sevenoaks Town Council recommended that a more effective solution would be to introduce a parking prohibition between 8.00am to 9.00am on the last few metres of the road, so that it would be used by residents to park overnight and at weekends.
- The reduction of double yellow lines to the west of the junction at Quakers Hall Lane and Allotment Lane are supported.
- The Town Council agrees that the lines at Allotment Lane could be reduced to the vision splay indicated by the boundary walls on the properties on each side, as it does not consider this would impact safety.

Comments *opposing* parts of the proposals, with alternatives proposed:

- The Town Council considers the 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. It is therefore opposed to this proposal and requests that the 30m stretch of lines be retained.
- The double yellow lines to the east of the junction at Quakers Hall Lane and Allotment Lane are opposed by the Town Council, as it believes these should be retained in order to protect the dropped kerb exit. The Town Council would accept however, the lines being shortened by 4 or 5 metres, as long as the dropped kerb exit is protected in order to allow safe exit of vehicles.

From:

Sent: 10 July 2023 16:35

To:

Subject: Amendment 49 Proposed 2hr timed parking bay Hitchen Hatch Lane and various waiting restriction deductions in the Hartslands area of Sevenoaks

Good afternoon,

Thank you for your email and comments regarding the proposals to reduce the existing waiting restrictions (double yellow lines) at the following locations in the Hartslands area of Sevenoaks:

Quakers Hall Lane junction with Hartslands Road

Quakers Hall Lane junction with Allotment Lane

Vine Court Road junction with Holly Bush Lane

As you will no doubt be aware these proposals have been requested by local residents who feel that there is a shortage of on-street parking near to their homes. A meeting was held in May 2021 between Sevenoaks District Council, District Councillors and a representative of the local residents, a number of locations where it was felt that the existing waiting restrictions were either excessive or no longer necessary was put together. A subsequent site meeting was held between Kent County Council and Sevenoaks District Council Officers to review the suggested locations. Following this meeting a further desktop assessment was carried out by Kent County Council Officers to review all the locations proposed (22 in total). This included us undertaking swept path vehicle tracking analysis, as well as taking into account various other factors at each location (e.g. inter-visibility, nearby trip generators etc.). This naturally meant that in conclusion, we were unable to support amendments to waiting restrictions at some of the sites proposed. From the original list provided by the residents of the Hartslands area, it was considered that those locations listed above could warrant a reduction to the existing restrictions. In each case it is proposed that 10m of double yellow lines are maintained at each junction in line with the Highway Code clause 243 which states that one does not stop or park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space. The proposals are designed to keep the junctions clear of parked vehicles in line with the Highway Code but to also increase on-street parking provision in line with the aspirations of local residents.

Thank you for your comments and suggestions we are currently reviewing all of the feedback received as part of the consultation and will use this to inform any decisions going forwards. In the meantime whenever we receive responses to traffic regulation orders (TRO's) the next stage of the process is to contact each of the respondents. At this stage we are not able to accept further representations, the period for consultation responses for this TRO closed on 19th June, and you were listed as providing comments and a response to the consultation. Based on the additional details above do you wish to remove your objection(s) to the proposals? If so then please let us know by response to this email by 18th July. If 6 or more objections are maintained in regards to these proposals then the scheme will need to be presented to the Sevenoaks Joint Transportation Board (JTB) on 20th September 2023 to request a recommendation as to whether or not the proposals should be abandoned, or proceed and be made permanent.

Details and plans of the consultation can still be viewed if required using the following link: [Hitchen Hatch Lane, Quakers Hall Lane & Vine Court Road in the District of Sevenoaks - Amendment 49: Waiting Restrictions | Let's talk Kent](#)

Kind regards,



July 2023

Gatwick Airport FASI South Airspace Change Proposal

Invitation for stakeholders to participate in an information session about the outcomes of the Initial Options Appraisal to support Gatwick Airport's Redesign of Arrival and Departure Procedures (ACP-2018-60).

Dear stakeholder,

Thank you for participating in the Gatwick Airport Limited (GAL/we) Airspace Change Proposal (ACP 2018-60) to redesign the arrival and departure routes that serve the operation in line with the UK Airspace Modernisation Strategy (AMS). The ACP is following the Civil Aviation Authority (CAA) guidance on the process for changing the airspace design known as CAP1616. This invitation is a request for stakeholders to participate in an information session planned for late July and early August 2023 about the outcomes of the Initial Options Appraisal (IOA), the first of three rounds of options appraisal required by CAP1616, which must be conducted by GAL to support the development of the ACP. All documents produced as part of the ACP can be viewed online on the CAA's Airspace Change Portal [here](#).

Gatwick's ACP was launched in 2018 at the request of the Department for Transport to support the implementation of the UK AMS. The modernisation strategy describes how the airspace above Southern England is reaching capacity and contains design features that limit the ability to improve aviation's operational and environmental performance. Without a fundamental redesign of the airspace structure, the aviation sector will struggle to meet future demand for air transport in a sustainable and resilient way. Gatwick's ACP is one of several proposals led by the airports in Southern England and NATS that are being developed as a single coordinated programme known as FASI (Future Airspace Strategy Implementation) South. The interdependencies between the FASI ACPs must be carefully managed so they can be integrated effectively as part of an overall Airspace Change Masterplan that is being produced by the Airspace Change Organising Group (ACOG).

During Stage 1 of the CAP1616 process, we developed an agreed set of Airspace Design Principles that were influenced through our engagement with stakeholders and approved by the CAA in July 2019. Following the completion of Stage 1, the ACP was paused in the early part of Stage 2 due to the extraordinary impact of COVID-19. Gatwick requested to restart the ACP at the beginning of Stage 2 in May 2021 following the CAA's ACP restart guidance. In September and October of 2021, Stakeholders were invited to participate in the first of several rounds of engagement planned to support Stage 2 of the process. During these sessions we sought feedback on our methodology for developing options for the ACP. In February and March 2022, the engagement tested whether the overall list of options was considered sufficiently comprehensive and developed additional options where stakeholders' highlighted gaps and potential improvements.



LONDON GATWICK



At the engagement sessions held in January and February 2023, we explained the methodology for evaluating the options against our Design Principles, and we showed the outcomes of the Design Principle Evaluation. We also introduced the next step (2B) of the CAP1616 process, the Initial Options Appraisal (IOA).

In the upcoming engagement sessions we would like to share more details about the methodology used to conduct the IOA and assess the shortlist of airspace design options. We will also present a high-level overview of the outcomes of the IOA ahead of the main Stage 2 submission to the CAA that is due on 1st of September 2023.

The information sessions will be conducted as a virtual meeting using the Microsoft Teams application. Three virtual meetings are planned for:

- 10:00 – 12:00 Friday 28th July 2023
- 14:00 – 16:00 Monday 31st July 2023
- 17:30 – 19:30 Wednesday 2nd August 2023

Please email to confirm your intention to participate in one of the three virtual meetings by Monday 24th July. An agenda and briefing note will be circulated prior to the meetings and the link to join the on line workshop will be circulated the day prior to the meeting to all registered attendees.

Thank you for participating in Gatwick's ACP to redesign the airport's arrival and departure routes. If you are not the relevant contact within your organisation, please respond with an alternative contact where appropriate.

Thank you,

FASI-S Project

Gatwick Airport

Sent: 06 July 2023 16:03

Subject: FW: Kent Bus Service Changes Bulletin - June, July, August and September 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.

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 June, July, August, September 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 : June, July, August and September 2023

Service Changes Affecting Buses in Kent

From 01/06/2023 Until 30/09/2023

Service	Operator	Route Description	Type of Change	Reason for Change	Start Date
1066, (254)	Stagecoach in Hastings	Hawkhurst - Tunbridge Wells	KCC Change	Timetable Change	23 July 2023
1066, (304, 305)	Stagecoach in Hastings	Hastings - Hawkhurst	KCC Change	Timetable Change	23 July 2023
12	Arriva Kent and Surrey Ltd	Maidstone - Tenterden	KCC Change	Route and Timetable Change	23 July 2023
236	Southdown PSV Ltd	Oxted - East Grinstead	KCC Change	Service Withdrawn	02 September 2023
236	Southdown PSV Ltd	Oxted - East Grinstead	KCC Change	New Service	04 September 2023
29	Stagecoach in Hastings	Hastings - Tenterden	KCC Change	Route and Timetable Change	23 July 2023
29, 29A, 29B, 29X	Brighton & Hove Bus and Coach Company Limited	Uckfield - Tunbridge Wells	KCC Change	Route and Timetable Change	23 July 2023
29, 529	Nu Venture Coaches	Peters Village - Maidstone	KCC Change	Route and Timetable Change	01 September 2023
291	Metrobus	Tunbridge Wells - Crawley	Operator Change	Timetable Change	03 June 2023
312	Stagecoach in Hastings	Tenterden - Rye	KCC Change	Timetable Change	23 July 2023
326, 327, 328	Chalkwell	Sittingbourne - Chatham	Operator Change	Route and Timetable Change	29 August 2023
334	Arriva Kent and Surrey Ltd	Maidstone - Sheerness	Operator Change	Service Withdrawn	23 July 2023
349	Stagecoach in Hastings	Hastings - Hawkhurst	KCC Change	Timetable Change	23 July 2023
4	1st Bus Stop Minibus	New Ash Green - Stone Lodge School	Operator Change	Route and Timetable Change	04 September 2023
4	Arriva Kent and Surrey Ltd	Maidstone - Downswood	Operator Change	Route and Timetable Change	23 July 2023
423	1st Bus Stop Minibus	New Ash Green - Wilmington Grammar Schools	Operator Change	Route and Timetable Change	04 September 2023
5	Arriva Kent and Surrey Ltd	Maidstone - Hawkhurst	KCC Change	Route and Timetable Change	23 July 2023
51, (251, 252)	Stagecoach in Eastbourne	Heathfield - Tunbridge Wells	KCC Change	Timetable Change	23 July 2023
55	Arriva Kent and Surrey Ltd	Maidstone - Ringlestone	Operator Change	Service Withdrawn	23 July 2023
587, 588, (88)	Nu Venture Coaches	West Malling - Maidstone Schools	Operator Change	Route and Timetable Change	26 August 2023
594	Southdown PSV Ltd	Oxted - Westerham	KCC Change	New Service	02 September 2023

Service for Change	Operator Start Date	Route Description	Type of Change	Reason
594 September 2023	Southdown PSV Ltd	Oxted - Westerham	KCC Change	Service Withdrawn 02
595 September 2023	Southdown PSV Ltd	Oxted - Westerham	KCC Change	Service Withdrawn 02
595 September 2023	Southdown PSV Ltd	Oxted - Westerham	KCC Change	New Service 02
641, 642, 643 Change	Arriva Kent and Surrey Ltd 23 July 2023	Grove Green - Cornwallis School	KCC Change	Route and Timetable

646 September 2023	Southdown PSV Ltd	Edenbridge - East Grinstead	KCC Change	Service Withdrawn	02
646 September 2023	Southdown PSV Ltd	Edenbridge - East Grinstead	KCC Change	New Service	04
695 Withdrawn	Southdown PSV Ltd 02 September 2023	Oxted - Westerham	Operator Change		Service
695 Service	Southdown PSV Ltd 04 September 2023	Oxted - Westerham	Operator Change		New
7 Change	Arriva Kent and Surrey Ltd Timetable Change	Maidstone - Tunbridge Wells 23 July 2023	Operator		
71, 72, 572, 575, 576 Timetable Change	Arriva Kent and Surrey Ltd 23 July 2023	Snodland - Maidstone	Operator Change		Route and
77, 772, (771) Change	Nu Venture Coaches 25 July 2023	Tonbridge - West Malling	KCC Change	Route and Timetable	
78 and Timetable Change	Nu Venture Coaches 24 July 2023	Barming - Maidstone	Operator Change		Route
79 Withdrawn	Arriva Kent and Surrey Ltd 23 July 2023	Maidstone = Penenden Heath	Operator Change		Service
79 and Timetable Change	Nu Venture Coaches 24 July 2023	Allington - Maidstone	Operator Change		Route
8 Withdrawn	Arriva Kent and Surrey Ltd 23 July 2023	Maidstone - Maidstone Hospital	Operator Change		Service
82 Change	Arriva Kent and Surrey Ltd Timetable Change	Maidstone - Park Wood 23 July 2023	Operator		
85 Change	Arriva Kent and Surrey Ltd Timetable Change	Maidstone - Senacre Wood 23 July 2023	Operator		
89 2023	Arriva Kent and Surrey Ltd	Maidstone - Coxheath	KCC Change	Timetable Change	23 July

9 and Timetable Change	Arriva Kent and Surrey Ltd 23 July 2023	Maidstone - Grove Green	Operator Change	Route
DS and Timetable Change	Compaid Trust 05 June 2023	Bearsted - Maidstone	Operator Change	Route
M1 and Timetable Change	1st Bus Stop Minibus 04 September 2023	Denton - Meopham School	Operator Change	Route
S31 Withdrawn	Go-Coachhire Ltd 01 June 2023	Trinity School - St Paul's Cray	Operator Change	Service
S32 and Timetable Change	Go-Coachhire Ltd 05 June 2023	Foots Cray - Trinity School	Operator Change	Route
S34 and Timetable Change	Go-Coachhire Ltd 05 June 2023	Pratts Bottom - Trinity School	Operator Change	Route
Service for Change	Operator Start Date	Route Description	Type of Change	Reason
S8 Change	Go-Coachhire Ltd 05 June 2023	Chipstead - Trinity School	KCC Change	Route and Timetable
TW1 Withdrawn	Go-Coachhire Ltd 22 July 2023	Noahs Ark - Bennet Memorial School	Operator Change	Service
TW3 Withdrawn	Go-Coachhire Ltd 22 July 2023	Shoreham - Bennett Memorial School	Operator Change	Service
TW4 Withdrawn	Go-Coachhire Ltd 22 July 2023	Tunbridge Wells - Westerham	Operator Change	Service
W1 2023	Nu Venture Coaches	Ditton - Wrotham School	KCC Change	Service Withdrawn 31 July
X1 September 2023	Bayliss Executive Travel	Walmer - Sandwich Technology School	KCC Change	Timetable Change 04
X33 Change	Nu Venture Coaches 07 July 2023	Maidstone - Detling Showground	Operator Change	Timetable

Agenda Item 15 - Decision Notices on applications considered by STC

Decision Notices published by Sevenoaks District Council from **4th May 2023 to 10th July 2023** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (descending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027).

Reference Number	Address	Ward & Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/01493/MMA	10 Broomfield Road	Northern Cllr Dr Canet	19th June 2023: STC recommended approval.	26 th June 2023: Application Withdrawn.
23/01359/FUL	5 St Botolphs Road	Town Cllr Willis	5th June 2023: STC recommended approval, 1 condition.	10 th July 2023: SDC Granted, 3 conditions.
23/01353/MMA	Treetops, 71 The Rise	Kippington Cllr Daniell	5th June 2023: STC recommended approval.	7 th July 2023: SDC Granted, 3 conditions.
23/01346/LBCALT	Lynch House, 21 Clarendon Road	Town Cllr Granville	5th June 2023: STC recommended approval, 1 condition.	7 th July 2023: SDC Granted, 3 conditions.
23/01330/HOUSE	Timbers, Grassy Lane	Kippington Cllr Gustard	5th June 2023: STC recommended approval.	6 th July 2023: SDC Granted, 3 conditions.
23/01282/HOUSE	Balmedie, Wildernes Avenue	Wildernes Cllr Wightman	5th June 2023: STC recommended approval, 3 conditions.	7 th July 2023: SDC Granted, 3 conditions.
23/01240/MMA	Magpie Shaw, 47 Weald Road	Kippington Cllr Varley	22nd May 2023: STC recommended approval, 1 condition.	23 rd June 2023: SDC Granted, 2 conditions.
23/01233/HOUSE	9 Grange Road	Kippington Cllr Daniell	22nd May 2023: STC recommended approval.	23 rd June 2023: SDC Granted, 3 conditions.
23/01217/LBCALT	Knole House, Knole Lane	Town Cllr Michaelides	22nd May 2023: STC recommended approval, 1 condition.	5 th July 2023: SDC Granted, 3 conditions.
23/01207/HOUSE	10 Bayham Road	Eastern Cllr Clayton	22nd May 2023: STC recommended approval, 2 conditions.	28 th June 2023: SDC Granted, 4 conditions.
23/01194/HOUSE	36 Granville Road	Town	5th June 2023:	10 th July 2023:

		Cllr Granville	STC recommended approval, 1 condition.	SDC Granted, 3 conditions.
23/01191/HOUSE	South Ways, 3 Crownfields	Town Cllr Michaelides	22nd May 2023: STC recommended approval, 1 condition.	19 th June 2023: SDC Granted, 5 conditions.
23/01181/MMA	Kipp Cottage, 61 Kippington Road	Kippington Cllr Eyre Cllr Gustard	8 th May 2023: STC recommended approval. 22nd May 2023: STC recommended approval, 4 conditions. 19th June 2023: STC recommended approval, 3 conditions.	27 th June 2023: SDC Granted, 6 conditions.
23/01158/HOUSE	Maple Shaw, 7 Oakfields	Town Cllr Bonin	27 th April 2023: STC recommended approval.	21 st June 2023: SDC Granted, 3 conditions.
23/01104/HOUSE	23 Marlborough Crescent	Adjoining Kippington (at Riverhead) Cllr Parry	2 nd May 2023: STC did not comment.	12 th June 2023: SDC Granted, 3 conditions.
23/01101/HOUSE	22 Orchard Close	Northern Cllr Shea	2 nd May 2023: STC recommended approval.	12 th June 2023: SDC Granted, 3 conditions.
23/01059/HOUSE	20 Wickenden Road	Eastern Cllr Ancrum	2 nd May 2023: STC recommended approval.	8 th June 2023: SDC Granted, 3 conditions.
23/01049/HOUSE	19 Brattle Wood	Kippington Cllr Parry	2 nd May 2023: STC recommended approval.	7 th June 2023: SDC Granted, 4 conditions.
23/01040/FUL	103 London Road	Town Cllr Michaelides	2 nd May 2023: STC recommended approval, 1 condition, 1 informative.	15 th June 2023: SDC Granted, 4 conditions.
23/01027/MMA	11 Betenson Avenue	Northern Cllr Dr Canet	2 nd May 2023: STC recommended approval, 1 condition.	2 nd June 2023: SDC Granted, 5 conditions.
23/01020/HOUSE	Whiteacre, 87 Oakhill Road	Kippington Cllr Eyre	2 nd May 2023: STC recommended approval.	14 th June 2023: SDC Granted, 4 conditions.

23/01003/HOUSE	18 Redlands Road	Kippington Cllr Parry	8 th May 2023: STC recommended approval.	20 th June 2023: SDC Granted, 4 conditions.
23/00982/HOUSE	15 Argyle Road	Town Cllr Busvine	2 nd May 2023: STC recommended approval, 1 condition.	30 th May 2023: SDC Refused, 1 ground.
23/00970/FUL	43 Shoreham Lane	Northern Cllr Shea	2 nd May 2023: STC recommended refusal, 5 grounds, 1 informative.	12 th June 2023: SDC Granted, 7 conditions.
23/00966/HOUSE	9 Vine Avenue	St Johns Cllr Camp	2 nd May 2023: STC recommended approval, 2 conditions.	26 th May 2023: SDC Granted, 4 conditions.
23/00946/HOUSE	Chenies, 84 Oakhill Road	Kippington Cllr Parry	2 nd May 2023: STC recommended approval.	8 th June 2023: SDC Granted, 6 conditions.
23/00938/HOUSE	5 Yeomans Meadows	Kippington Cllr Eyre	17 th April 2023: STC recommended approval.	24 th May 2023: SDC Granted, 3 conditions.
23/00916/HOUSE	Meadowfield, 60 Hitchen Hatch Lane	St Johns Cllr Hogarth	17 th April 2023: STC recommended approval.	24 th May 2023: SDC Granted, 8 conditions.
23/00900/MMA	Site of Summerhill, Seal Hollow Road	Eastern Cllr Clayton	17 th April 2023: STC recommended refusal, 2 grounds, 1 informative	23 rd May 2023: SDC Granted, 6 conditions.
23/00898/FUL	43 Bethel Road	Eastern Cllr Clayton	2 nd May 2023: STC recommended approval, 5 conditions. Otherwise, refusal.	3 rd July 2023: SDC Granted, 8 conditions.
23/00887/HOUSE	23 Oakdene Road	Northern Cllr Granville- Baxter	2 nd May 2023: STC recommended refusal unless, 2 conditions.	12 th June 2023: SDC Granted, 3 conditions.
23/00878/HOUSE	75 Solefields Road	Kippington Cllr Parry	17 th April 2023: STC recommended approval.	19 th May 2023: SDC Granted, 3 conditions.
23/00869/HOUSE	Cranes End, Wildernesse Avenue	Wildernesse Cllr Mrs Parry	17 th April 2023: STC recommended approval.	18 th May 2023: SDC Granted, 4 conditions.
23/00849/HOUSE	6 Camden Road	St Johns Cllr Raikes	14 th April 2023: STC recommended approval.	17 th May 2023: SDC Granted, 3 conditions.

23/00830/HOUSE	Wisteria House, 69 Dartford Road	St Johns Cllr Camp	17 th April 2023: STC recommended approval.	22 nd May 2023: SDC Granted, 3 conditions.
23/00825/HOUSE	8 Pontoise Close	Northern Cllr Dr Canet	17 th April 2023: STC recommended approval, 1 condition.	16 th May 2023: SDC Granted, 3 conditions.
23/00817/LBCALT	No's 7, 9 & 11 High Street	Town Cllr Michaelides	2 nd May 2023: STC recommended approval, 1 condition.	26 th May 2023: SDC Refused, 1 ground.
23/00790/HOUSE	8 Warren Court	Town Cllr Bonin	3 rd April 2023: STC recommended approval. 2 nd May 2023: STC recommended approval.	12 th May 2023: SDC Granted, 4 conditions.
23/00769/HOUSE	Homeland, 93 Oakhill Road	Kippington Cllr Eyre	2 nd May 2023: STC recommended refusal, 1 ground.	30 th May 2023: SDC Refused, 2 grounds.
23/00761/HOUSE	15 Greenwood Way	Kippington Cllr Eyre	17 th April 2023: STC recommended approval. 2 nd May 2023: STC recommended approval.	18 th May 2023: SDC Granted, 4 conditions.
23/00759/MMA	Former Builders Yard, Sevenoaks Business Centre, 14 Cramptons Road	Northern Cllr Shea	3 rd April 2023: STC recommended approval, 3 conditions. 22nd May 2023: STC recommended approval, 3 conditions.	9 th June 2023: SDC Granted, 13 conditions.
23/00758/LBCALT	3 St Johns Hill	St Johns Cllr Camp	3 rd April 2023: STC recommended approval, 1 condition.	13 th June 2023: Application Withdrawn.
23/00757/HOUSE	3 St Johns Hill	St Johns Cllr Camp	3 rd April 2023: STC recommended approval, 1 condition.	13 th June 2023: Application Withdrawn.
23/00751/HOUSE	3 White Hart Wood	Kippington Cllr Parry	3 rd April 2023: STC recommended approval.	9 th May 2023: SDC Granted, 2 conditions.

23/00744/ADV	113-117 High Street	Town Cllr Busvine	17 th April 2023: STC recommended approval, 1 condition.	23 th May 2023: SDC Granted, 5 conditions.
23/00719/HOUSE	Clenches Farmhouse, Clenches Farm Road	Kippington Cllr Eyre	3 rd April 2023: STC recommended refusal, 1 ground.	19 th May 2023: SDC Granted, 3 conditions.
23/00717/HOUSE	31 Buckhurst Avenue	Town Cllr Bonin	3 rd April 2023: STC recommended approval.	5 th May 2023: SDC Granted, 3 conditions.
23/00717/HOUSE	8 Bayham Road	Eastern Cllr Clayton	3 rd April 2023: STC recommended approval.	16 th May 2023: SDC Granted, 3 conditions.
23/00711/MMA	76 Kippington Road	Kippington Cllr Eyre	2 nd May 2023: STC recommended approval.	25 th May 2023: SDC Granted, 6 conditions.
23/00675/HOUSE	11 Holly Bush Lane	Eastern Cllr Ancrum	3 rd April 2023: STC recommended approval.	4 th May 2023: SDC Granted, 6 conditions.
23/00664/MMA	77 Brittain's Lane	Kippington Cllr Parry	3 rd April 2023: STC recommended approval.	17 th May 2023: SDC Granted, 3 conditions.
23/00644/HOUSE	6 Clenches Farm, Clenches Farm Road	Kippington Cllr Parry	17 th April 2023: STC recommended approval.	30 th May 2023: SDC Granted, 4 conditions.
23/00635/HOUSE	1 Hillside Road	Eastern Cllr Morris Brown	3 rd April 2023: STC recommended approval.	12 th May 2023: SDC Granted, 3 conditions.
23/00634/HOUSE	22 Holly Bush Lane	Eastern Cllr Ancrum	3 rd April 2023: STC recommended approval, 2 conditions.	17 th May 2023: SDC Granted, 4 conditions.
23/00619/HOUSE	4 Knole Way	Town Cllr Michaelides	14 th April 2023: STC recommended approval, 1 condition.	19 th May 2023: SDC Granted, 3 conditions.
23/00606/LBCALT	The Old Vicarage, High Street	Town Cllr Michaelides	3 rd April 2023: STC recommended approval, 1 condition.	15 th May 2023: SDC Granted, 4 conditions.
23/00605/HOUSE	The Old Vicarage, High Street	Town Cllr Michaelides	3 rd April 2023: STC recommended approval, 1 condition.	15 th May 2023: SDC Granted, 3 conditions.
23/00604/HOUSE	10 Crawshay Close	Northern	3 rd April 2023:	2 nd June 2023:

		Cllr Granville-Baxter	STC recommended approval, 2 conditions. 17 th April 2023: STC recommended approval.	SDC Granted, 6 conditions.
23/00585/FUL	9 Crownfields	Town Cllr Bonin	3 rd April 2023: STC recommended approval, 4 conditions.	16 th June 2023: SDC Granted, 9 conditions.
23/00564/MMA	Fern Cottage, 7 Pound Lane	Town Cllr Michaelides	3 rd April 2023: STC recommended refusal, 1 ground.	9 th May 2023: SDC Refused, 1 ground.
23/00562/FUL	59 Dartford Road	St Johns Cllr Raikes	3 rd April 2023: STC recommended approval.	10 th May 2023: SDC Granted, 3 conditions.
23/00546/HOUSE	The Coach House, 73 Oakhill Road	Kippington Cllr Eyre	3 rd April 2023: STC recommended approval.	5 th May 2023: SDC Granted, 3 conditions.
23/00523/HOUSE	Riftwood, Oak Avenue	Kippington Cllr Eyre	3 rd April 2023: STC recommended approval.	4 th May 2023: SDC Granted, 4 conditions.
23/00513/HOUSE	5 Mount Harry Road	St Johns Cllr Hogarth	13 th April 2023: STC recommended refusal, 1 ground.	19 th May 2023: SDC Granted, 5 conditions.
23/00459/HOUSE	Pounsley House, Pounsley Road	Adjoining Northern (at Dunton Green) Cllr Dr Canet	20 th March 2023: STC provided no objection.	29 th June 2023: Application Withdrawn.
23/00291/HOUSE	36 Dartford Road	Eastern Cllr Ancrum	20 th March 2023: STC recommended approval, 1 condition.	10 th May 2023: SDC Granted, 4 conditions.
23/00276/FUL	Land North West of West Heath School, Ashgrove Road	Kippington Cllr Eyre	20 th February 2023: STC recommended refusal, 1 ground, 1 condition. 2 nd May 2023: STC recommended refusal, 1 ground, 1 condition.	26 th May 2023: Application Withdrawn.

23/00260/FUL	Gardens Rear of 83 and 91 Bradbourne Park Road	St Johns Cllr Hogarth	20 th February 2023: STC recommended approval, 2 conditions. 2 nd May 2023: STC recommended approval, 2 conditions.	16 th June 2023: SDC Granted, 10 conditions.
23/00237/FUL	Site Formerly known as Sevenoaks Open Air School, Oakhill Road	Kippington Cllr Eyre	20 th February 2023: STC recommended approval, 1 condition	9 th May 2023: SDC Refused 2 grounds.
23/00235/FUL	Silverley, 88 Oakhill Road	Kippington Cllr Parry	20 th February 2023: STC recommended refusal, 3 grounds, 1 informative. 3 rd April 2023: STC recommended refusal, 3 grounds, 2 informatives.	5 th May 2023: SDC Granted 12 conditions.
23/00178/FUL	Outside Sevenoaks Post Office, South Park	Town Cllr Bonin Cllr Granville	20 th February 2023: STC recommended refusal, 2 grounds, 1 informative. 22 nd May 2023: STC recommended refusal, 2 grounds, 1 informative.	21 st June 2023: SDC Refused, 1 ground.
23/00149/FUL	72A Granville Road	Town Cllr Michaelides	20 th February 2023: STC recommended approval, 1 condition. 17 th April 2023: STC recommended approval, 1 condition. 22 nd May 2023: STC recommended approval.	23 rd June 2023: SDC Granted, 3 conditions.
23/00030/HOUSE	85 Bayham Road	Eastern Cllr Clayton	6 th February 2023: STC recommended refusal, 2 grounds. 6 th March 2023:	19 th May 2023: SDC Granted, 3 conditions.

			STC recommended refusal, 3 grounds. 3 rd April 2023: STC recommended refusal, 2 grounds.	
22/03531/FUL	72 Weald Road	Kippington Cllr Eyre	3 rd April 2023: STC recommended approval.	15 th May 2023: SDC Granted, 3 conditions.
22/02872/FUL	Trinity School, Seal Hollow Road	Wilderness Cllr Mrs Parry	17 th April 2023: STC recommended approval.	9 th June 2023: SDC Granted, 2 conditions.

Planning Applications considered under Chairman's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/01518/FUL	Samantha Simmons 03/07/20	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>	

Application on 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.

Comment on 30/06/23

No. of days taken to comment 18

19/06/2023: 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.

30/06/2023 PROCESSED UNDER CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied there is no overlooking caused by the longer dormer and additional fenestration in the west elevation, and subject to a proper landscaping plan to replace some of the lost trees.

Informative:

Sevenoaks Town Council believes it would be prudent for the developer to provide one or two additional car parking spaces for visitors' cars.

Decision on

Appeal on

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Planning Applications to be Considered

Planning Applications received to be considered on 17 July 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01048/HOUSE	Abbey Aslett 24/07/2023	Cllr Daniell	Raynor Davies Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Emms			19 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/23
23/01048/HOUSE - Amended plan				
Demolition of existing rear extension and erection of a two-storey extension.				
A summary of the main changes are set out below:				
Changes to the size and bulk of the extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RT0FCSBKHKH00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01172/HOUSE	Christopher Park 24/07/2023	Cllr Wightman	Offset Architects 01732753333
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mt & Mrs R Silva		Silverley	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/23
23/01172/HOUSE - Amended plan				
Construction of rear single storey extension, infill ground floor extension, first floor side extension, loft conversion including dormer windows, with internal alterations. Alterations to roof and fenestration. Rooflights.				
A summary of the main changes are set out below:				
Drawing provided to show the garage rooflights on the roof plan.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTH3HGBKKS00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01220/HOUSE	Christopher Park 19/07/2023	Cllr Gustard	Sevenoaks Plans 07949928170
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hix			2 Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/23
23/01220/HOUSE - Amended plan				
Proposed front, side and rear extensions to existing garage.				
A summary of the main changes are set out below:				
The proposed development was incorrectly shown on the front elevation. The proposed elevations showed a structure to the side of the garage. The agent has already submitted the amended plan so this has been revalidated from 23 June 2023.				

Planning Applications to be Considered

Planning Applications received to be considered on 17 July 2023

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTQCSTBKKWT00
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4	Plan Number	Planning officer	Town Councillor	Agent
	23/01438/HOUSE	Louise Cane 25/07/2023	Cllr Michaelides	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Plowman		Belmont	The Vine	Town
Town		County	Post Code	Application date
				04/07/23
23/01438/HOUSE - Amended plan				
Alterations to fenestration and roof over existing side gym and study block.				
Additional information has been submitted in regard to the windows, based on the comments received by the Conservation Officer.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV2JDPBKLKW00			

5	Plan Number	Planning officer	Town Councillor	Agent
	23/01595/LBCALT	Louise Cane 19/07/2023	Cllr Willis	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr A Jaynes			29 High Street	Town
Town		County	Post Code	Application date
				28/06/23
Replacement of existing windows.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVW4OGBKLYR00			

6	Plan Number	Planning officer	Town Councillor	Agent
	23/01611/HOUSE	Stephanie Payne 27/07/2023	Cllr Ancrum	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Ferguson			18 Dartford Road	Eastern
Town		County	Post Code	Application date
				06/07/23
23/01611/HOUSE - Amended plan				
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.				
A summary of the main changes are set out below:				
Details relating to replacement chimneys have been provided in response to conservation comments.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVZTTIBKM0N00			

Planning Applications to be Considered

Planning Applications received to be considered on 17 July 2023

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01657/HOUSE	Christopher Park 25/07/2023	Cllr Shea	AK-Studios 07882112427
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R J Miles			70 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/23
Demolition of existing garage to replace with a single storey rear and two storey side extension. Alterations to roof. Rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW939XBKM5F00			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01696/LBCALT	Abbey Aslett 28/07/2023	Cllr Michaelides	TRS Surveying
<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>
				07/07/23
23/01696/LBCALT - Amended plan				
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.				
A summary of the main changes are set out below:				
A section drawing of the roof build up has been submitted.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWHZ3NBK0LO00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01706/HOUSE	Stephanie Payne 25/07/2023	Cllr Varley	info@ak-studios.co.uk
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Johnson			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/23
First floor balcony to the front elevation and additional pavement crossover to form a carriage drive.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW939XBKM5F00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01714/HOUSE	Abbey Aslett 18/07/2023	Cllr Varley	TBD Design Solutions

Planning Applications to be Considered

Planning Applications received to be considered on 17 July 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr G & Mrs S Lewis-Davies		9 Grassy Lane	Kippington
Town	County	Post Code	Application date
			27/06/23
Rear single storey extension.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICRWBKMAX00		

11	Plan Number	Planning officer	Town Councillor	Agent
	23/01717/HOUSE	Christopher Park 20/07/2023	Cllr Camp	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Wilson		Montpelier House	4 Hitchen Hatch Place	St Johns
Town		County	Post Code	Application date
				29/06/23
Alterations to fenestration at the rear.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICT1BKMB300			

12	Plan Number	Planning officer	Town Councillor	Agent
	23/01767/HOUSE	Samantha Simmons 06/07/202	Cllr Gustard	Pod Space Ltd 01422369478
Case Officer				
Applicant		House Name	Road	Locality
S Lopardi		Amberley House	Oak Avenue	Kippington
Town		County	Post Code	Application date
				06/07/23
Installation of a residential eco pod.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWPR6PBKMH000			

13	Plan Number	Planning officer	Town Councillor	Agent
	23/01785/HOUSE	Samuel Odell 25/07/2023	Cllr Layne	Kent Building Control Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr S Ross			27 Swaffield Road	Eastern
Town		County	Post Code	Application date
				04/07/23
New canopy roof to front elevation, replace existing garage door with a window and alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWVBCSBKJ800			

14	Plan Number	Planning officer	Town Councillor	Agent
	23/01807/FUL	Louise Cane 27/07/2023	Cllr Willis	Miss Sophie Bisby

Planning Applications to be Considered

Planning Applications received to be considered on 17 July 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent	Private Car Park, Alexander Ho	95 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			06/07/23
Redevelopment of the site including erection of a three storey building to accommodate apartments (Class C3), associated parking, waste and recycling facilities and landscaping.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWX646BKMKL00		

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01810/HOUSE	Abbey Aslett 25/07/2023	Cllr Dr Canet	
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Kennedy		10 Broomfield Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/07/23	
Loft conversion with rear projecting dormer.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWX65VBKMKR00			

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01814/HOUSE	Stephanie Payne 31/07/2023	Cllr Granville	N/A
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
J Prior	South Ways	3 Crownfields	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/07/23	
Replacement first floor extension to existing detached outbuilding. Installation of solar panels to the roog.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWX679BKMZ00			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01824/CONVAR	Samantha Simmons 27/07/202	Cllr Wightman	Offset Architects 01732753333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Martins	Little Hollow	Seal Hollow Road	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/07/23	
Variation of condition 9 of 22/01174/FUL for Demolition of existing dwelling, garage, car port and pavilion and construction of new detached replacement dwelling. Creation of new driveway cross over, gates and front boundary wall. Associated landscaping with amendment to use slate roof tiles rather than plain clay tiles.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWZ0OPBKMLV00			

Planning Applications to be Considered

Planning Applications received to be considered on 17 July 2023

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01827/HOUSE	Abbey Aslett 26/07/2023	Cllr Granville	Canopy Planning Services Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Hickey		28 The Drive		Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/23
Part hip to gable loft conversion including rear dormer and front, side and rear rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWZ0QDBKMM100			

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01864/HOUSE	Abbey Aslett 27/07/2023	Cllr Skinner	Atelier73 Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Milner-Pearce		95 Dartford Road		St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/23
Proposed infill of existing balcony to create en-suite, alteration to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX2PYQBKMPF00			

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01880/MMA	Ashley Bidwell 31/07/2023	Cllr Clayton	Howard Sharp and Partners LLP
<i>Case Officer</i>				
<i>Applicant</i>				
Brentfield Homes Limited		Seal Hollow Road		Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/23
Amendment to 20/01075/FUL.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX89YCBKMRG00			