

25th 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 31st 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/92D0b64hO1c> may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

Town Clerk

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Committee Members

Cllr Ancrum
Cllr Layne
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell
Cllr Dixon
Cllr Granville

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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



Town Clerk

PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 7-20)

To receive and agree the Minutes from the Planning Committee Meeting held on 17th July 2023.

5 HIGHWAY IMPROVEMENT PLAN (Pages 21-47)

a) To receive and note an updated Information Pack from Kent County Council (KCC), which provides useful information as to the role of the Highway Improvement Plan (HIP), as well as estimated costs of frequently requested projects. This is available on STC's Planning Committee webpage or via the following link:

<https://www.sevenoakstown.gov.uk/UserFiles/Files/Documents/Highway%20Information%20Pack%202023-24.pdf>

b) To receive and review a draft second version of Sevenoaks Town Council's HIP (Pages 21-34), as prepared by a Working Party comprising Cllr Shea, Cllr Varley and Cllr Ancrum. This is accompanied with a reference document (Pages 35-47), which provides additional information on particular items in the HIP.

c) To discuss and decide any amendments to the HIP and its accompanying reference document, and to approve the finalised documents for submission to KCC.

6 APPEALS (Pages 49-50)

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

- **APP/G2245/W/23/3317642: 22/03096/HOUSE – The Old Vicarage, High Street**

b) To note that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 9th August 2023.

INFORMATIVE:

On 28th November 2022, Sevenoaks Town Council recommended refusal unless the Planning Officer and Conservation Officer are confident that this application enhances and preserves this Grade II Listed Building in the Conservation Area.

7 APPEALS (Pages 51-52)

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

- **APP/G2245/Y/23/3317646: 22/03097/HOUSE – The Old Vicarage, High Street**

b) To note that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 9th August 2023.

INFORMATIVE:

On 28th November 2022, Sevenoaks Town Council recommended refusal unless the Planning Officer and Conservation Officer are confident that this application enhances and preserves this Grade II Listed Building in the Conservation Area.

8 DEVELOPMENT MANAGEMENT COMMITTEE

a) To receive notice that the following application was GRANTED by the District Council's Development Management Committee on 20th July 2023. This meeting was attended by Cllr Ancrum who spoke against the application:

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

9 KENT COUNTY COUNCIL'S DRAFT EMERGING LOCAL TRANSPORT PLAN – DEFERRED FROM 3RD JULY 2023 PLANNING COMMITTEE

a) To receive reminder that Kent County Council is holding 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.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

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

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

c) To receive a copy of the consultation questionnaire ([available here](#)), and to discuss any draft responses that Cllrs may have on the consultation.

10 KENT COUNTY COUNCIL FAMILY HUB SERVICES COMSULTATION

a) To receive notice that Kent County Council have launched its Family Hub services public consultation which sets out its proposals for the future of their young people services. This is after a successful bid for funding from the Department of Education to design and implement a three-year Family Hub model in Kent.

b) To note that the consultation documents, which set out the range of services proposed under the model and different ways they could be delivered, are available to view via the following link:

<https://letstalk.kent.gov.uk/family-hubs-and-start-for-life-offer>

c) To receive copy of the questionnaire ([available here](#), and specifically for responders of a professional or organisational capacity), and to discuss and agree whether STC respond to the consultation before the closing date of 13th September 2023.

11 TEMPORARY ROAD CLOSURE ON HUBBARDS HILL, SEVENOAKS WEALD

a) To receive notice that Hubbards Hill will be closed for its entire length between 21st August until 30th November 2023 for deck refurbishment on the bridge structure over the A21.

b) To note that pedestrian access will be maintained during the works, with motorist access diverted via Gracious Lane, A225 Tonbridge Road/Riverhill, Morleys Road, Glebe Road and vice versa.

c) To note that the most up to date information on these works is available via the following link:

<https://one.network/?tm=134850830>

12 SWANLEY URBAN AREA LOCAL WALKING & CYCLING INFRASTRUCTURE PLAN (LCWIP)

a) To receive notice that SDC has commissioned Sustrans to complete an LCWIP for Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG Swanley Town and surrounding areas.

b) To note that SDC is holding a public consultation to identify barriers to walking and cycling in this area, as well as potential walking and cycling routes. This is available to comment on via the following link, with the survey period to run until Monday 31st July 2023:

[Swanley Urban Area LCWIP](#)

13 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 53-54)

a) To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee between 11th July – 24th July 2023.

14 PLANNING APPLICATIONS (Pages 55-58)

a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 24th July 2023.

15 PRESS RELEASES

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

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Sevenoaks Kent TN13 3QG

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Agenda Item 4 - Minutes

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 17th 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/d3zozihCA84>

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	Present	Cllr Wightman	Present
Cllr Granville	Present		

Also in attendance:

Town Clerk
Planning Committee Clerk
KCC Cllr Richard Streatfeild
1 Member of the Public

219 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

220 DECLARATIONS OF INTEREST

Cllr Willis declared a pecuniary interest in [Plan no. 12] Amberley House, Oak Avenue, in his links to the nearby school. He took part in discussions but did not vote on its resolution.

221 DECLARATIONS OF LOBBYING

None.

222 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 3rd July 2023.

It was RESOLVED that the minutes be approved.

223 HIGHWAY IMPROVEMENT PLAN – DEFERRED FROM 19TH JUNE 2023

a) The meeting was adjourned to allow Kent County Council (KCC) Councillor Richard Streatfeild to address the Committee regarding KCC's Highway Improvement Plan (HIP) initiative, with advice on how STC can reinvigorate its HIP to achieve results for the Town. His report included the following:

- When asked by Cllr Streatfeild about the status of one of the HIP priorities, the Highways and Transport Cabinet Member David Brazier, was reportedly unaware of any proposed projects, which he found concerning.
- This appears to be a trend, with Members being unaware of projects being proposed by the Town and Parish Councils, and minimal progress being made on other HIPs.
- Cllr Streatfeild recommended that the HIP's priorities be retained and the Plan reinvigorated for resubmission to KCC. He would lend his support to aid STC in gaining KCC Officers' attention to the Plan, as this had historically been mostly unsuccessful.
- He recommended that the reinvigoration also include clearer numbering of the priority projects, as well as indication of financing available from STC to deliver these.
- He reported that KCC will not be able to provide any funding for projects unless provided to them by a specific grant. He could, however provide a small contribution from his KCC Members fund for initial steps such as feasibility studies or consultation exercises.
- He identified an opportunity for STC to strengthen a number of its priorities by linking it to aspirations for 20mph speed reductions in Sevenoaks Town, as they could be considered in tandem with these – for instance, STC's proposals for increased pedestrian safety at various locations.
- Finally, he proposed that, should STC wish to pick up the 20mph proposals which had recently been temporarily suspended by the Joint Transportation Board, he could provide support as to an enhanced further public consultation.

b) Following a Q & A from Councillors regarding the above report, the meeting was reconvened to consider the Agenda item.

c) The Planning Committee received and noted the Highway Improvement Plan, and agreed with Cllr Streatfeild's recommendation that it be reinvigorated to make clearer the prioritisation of the proposed projects, as well as which financial avenues are available.

d) It was **RESOLVED** that a Working Group be formed to amend the existing plan and present the updated plan to the next Planning Committee on 31st July 2023 for approval of resubmission to KCC. Cllr Shea, Cllr Ancrum and Cllr Varley volunteered to do this.

e) It was also **RESOLVED** that STC would request a KCC Officer to attend a future meeting of the Planning Committee to discuss the HIP, with aid from Cllr Streatfeild in facilitating this and encouraging KCC Officer attendance.

224 APPEALS

a) The Committee received notice that the following Appeal was DISMISSED by the Planning Inspectorate on 7th July 2023:

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

b) The Committee also noted the Inspector's report, which stated that she had included the Sevenoaks Town Neighbourhood Plan in her material considerations, due to it having been approved for Referendum by the District Council at the time of her appraisal. This despite the fact that it had not yet gone to Referendum or been adopted by the District Council. Its inclusion was therefore considered a significant achievement very early in the now-adopted policy document's life.

225 APPEALS

a) The Committee received notice that the following Appeal was ALLOWED by the Planning Inspectorate on 3rd July 2023:

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

b) Cllr Shea noted that Sevenoaks Town Council had been strongly opposed to this application due to the loss of office space in the Town Centre and the precedent that it would set. She therefore recommended that Cllrs monitor the progress of this development site.

226 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the following application is due to be discussed by the District Council's Development Management Committee on 20th July 2023:

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

b) It was **RESOLVED** that Cllr Ancrum be registered to speak on behalf of Sevenoaks Town Council.

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

a) The Committee received reminder that Kent County Council had recently held a consultation on its proposals to amend waiting restrictions on parts of the following roads:

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

b) Copy of STC's submitted comments, as well as further correspondence received from Kent County Council in response to the Town Council's these were noted by the Committee. This included additional information provided by KCC regarding the

proposed amendments, and subsequent query as to whether it affects STC's stance on the sections in which it had expressed concerns.

c) Cllrs did not have any additional comments to make on the consultation, and it was **RESOLVED** that STC stand by its original comments, which include part-support and part-objection.

228 GATWICK AIRPORT REDESIGN OF ARRIVAL AND DEPARTURE PROCEDURES – INFORMATION SESSION

The Committee received notice that Gatwick Airport will be holding information sessions for its stakeholders, concerning the outcomes of its Initial Options Appraisal to support Gatwick Airport's Redesign of Arrival and Departure Procedures. Invitation to the following sessions via Microsoft Teams were noted:

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

229 KENT BUS SERVICE CHANGES BULLETIN COVERING JUNE, JULY, AUGUST AND SEPTEMBER 2023

The Committee received and noted a summary provided by KCC, identifying bus service changes registered by an operator to take place between June and September 2023.

230 NATIONAL HIGHWAYS & TRANSPORT NETWORK PUBLIC SATISFACTION SURVEY

a) The Committee received notice that KCC 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) Cllr Skinner noted the importance of making the public aware of these surveys, as they will inform KCC's decisions on how to improve its services. He requested that STC aid in advertising them, and it was **RESOLVED** that notification of and link to the surveys be featured on STC's website.

231 EAST-WEST WALKING, WHEELING AND CYCLING ROUTE – SEVENOAKS TOWN COUNCIL'S SUBMITTED RESPONSE

The Committee received and noted STC's submissions to the District Council and Kent County Council's joint consultation on their proposed East-West active travel route.

232 OTFORD PARISH COUNCIL AND SEVENOAKS TOWN COUNCIL ACTIVE TRAVEL COLLABORATION

a) The Committee received reminder that Otford Parish Council (OPC) had reached out to STC in 2022, proposing a joint collaboration on broadening travel options and managing traffic growth following large development proposals which would impact both communities.

b) Cllr Shea, who was part of a Working Group formed by the Planning Committee to pursue this, provided a further summary:

- That OPC and STC had been investigating potential for an Otford to Sevenoaks active travel route using an earlier feasibility study funded by OPC
- This was paused when it was learned that SDC was pursuing its own feasibility study for the route
- Regardless of whether the route is delivered by SDC or the collaboration group between STC and OPC, Cllr Shea believed that any subsequent route could be greatly enhanced by the combined views of the two local councils
- Cllr Shea recommended that the Working Group be continued with new membership of Cllr Clayton, Cllr Shea, Cllr Willis and Cllr Dixon.

c) It was **RESOLVED** that STC continue to work with OPC via a joint collaboration group investigating active travel options between Otford and Sevenoaks.

233 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC's Planning Committee since April 2023.

b) Members commented that they found the information very useful and thanked the Planning Committee Clerk for producing the report.

c) It was **RESOLVED** that applications which had received a decision contrary to STC advice be highlighted in future reports.

234 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council in order to comply with comment deadlines.

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

[Plan no. 20] 23/01880/MMA – Site of Summerhill, Seal Hollow Road (**FOR**)

- (c) The Committee considered planning applications received during the two weeks ending 10th July 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

235 PRESS RELEASES

RESOLVED: To issue a Press Release on the following matters:

- a) STC's response to SDC and KCC's joint consultation on a proposed East-West Walking, Wheeling and Cycling route
- b) Announcing that the STNP was used as a "material consideration" by the Planning Inspector for the Appeal on Land South of Little Brittain's, Brittain's Lane.

There being no further business the Chair closed the meeting at 20:50pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 17-7-23

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>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.

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval on the condition the first-floor windows on the west side are conditioned to be permanently obscured to protect the privacy of the neighbouring property adjacent to the west elevation.

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 0173275 0000
<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.

Comment

Sevenoaks Town Council recommended approval while noting that the Conservation Officer's comments on roof lights will apply to the Officer's decision, and in addition to previous comments by Sevenoaks Town Council on this application.

Planning Applications Considered

Applications considered on 17-7-23

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 079499 20170
<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.

Comment

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

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01438/HOUSE	Louise Cane 25/07/2023	Cllr Michaelides	Carmen Austin Architectu noted
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Plowman		Belmont	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is fully satisfied that this application enhances and preserves a well known, important locally listed building.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01595/LBCALT	Louise Cane 19/07/2023	Cllr Willis	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jaynes			29 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/23

Replacement of existing windows.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the works will not undermine the historic integrity of the property.

Informative:

Sevenoaks Town Council requested that measures be undertaken to reduce the likely impact on traffic during the works.

Planning Applications Considered

Applications considered on 17-7-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01611/HOUSE	Stephanie Payne 27/07/2023	Cllr Ancrum	Offset Architects 0173275 2222
<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>
				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.

Comment

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

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>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.

Comment

Sevenoaks Town Council recommended approval.

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>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.

Comment

Sevenoaks Town Council recommended approval, provided that both the Conservation Officer and the Planning Officer are satisfied that this application enhances and preserves a listed building.

Planning Applications Considered

Applications considered on 17-7-23

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>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.				

Comment

Sevenoaks Town Council recommended approval, provided that:

- The Planning Officer is satisfied there is no loss of privacy to the house opposite from the new front balcony, and
- That the new driveway is either permeable, or adequate measures are put in place for the additional surface water runoff from the new driveway.

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
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G & Mrs S Lewis-Davies			9 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/23
Rear single storey extension.				

Comment

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

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01717/HOUSE	Christopher Park 20/07/2023	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wilson		Montpelier House	4 Hitchen Hatch Place	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/23
Alterations to fenestration at the rear.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-7-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01767/HOUSE	Samantha Simmons 06/07/202	Cllr Gustard	Pod Space Ltd 01422369
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Lopardi	Amberley House	Oak Avenue	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/07/23	
Installation of a residential eco pod.				

Comment

Sevenoaks Town Council recommended approval on the following conditions:

- That the eco pod be made ancillary to the house with restriction to it not being used as a separate residential unit,
- That the Arboricultural Officer is satisfied with the location in relation to TPO'd trees and with the measures to mitigate any damage to shallow roots.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01785/HOUSE	Samuel Odell 25/07/2023	Cllr Layne	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Ross		27 Swaffield Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/07/23	
New canopy roof to front elevation, replace existing garage door with a window and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

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

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being satisfied that there will be no detrimental impact on the setting of the neighbouring listed buildings,
- The Arboricultural Officer being satisfied as to the protection measures for the TPO'd trees and the tree root systems.

Informative:

Sevenoaks Town Council would encourage applications which require landscaping plans to also include green and soft landscaping, as providing green spaces in developments is important both to the environment and to residents' health and wellbeing.

Planning Applications Considered

Applications considered on 17-7-23

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>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.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the dormer is not over-dominant and that proposed roof amendments do not alter the roof profile, thereby contributing to the negative features of the character area and contrary to the Residential Character Area Assessment advice.

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>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.				

Comment

Sevenoaks Town Council recommended approval on the condition that the new building be made ancillary to the main house.

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 0173275
<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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the material and colour of the roof tiles will not detract from the street scene.

Planning Applications Considered

Applications considered on 17-7-23

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 Service Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</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.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the three street-facing velux windows are not detrimental to the street scene.

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>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Milner-Pearce		The Old Barracks	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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer confirming that the change would not be detrimental to the property's locally listed status.

Planning Applications Considered

Applications considered on 17-7-23

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 Partne
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Brentfield Homes Limited	Site of Summerhill	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.				

Comment

Sevenoaks Town Council noted that it had no objection to the houses as specified in this plan, which are mostly built. However, it recommended refusal of the landscaping plan including the gates, walls and fences on the grounds that they do not take into account the requirement to keep the space in front of the houses open in order to turn a fire engine. This requirement was demanded by Kent Highways/Kent Fire & Rescue to meet standard conditions on fire safety, and which the Town Council would therefore expect the District Council's Planning and Building Control to enforce.

In addition, it was not considered clear from the plans that the gates in front of both houses are located so that vehicles unable to gain entry to either of them would not block the entrance to Salterns next door. This had been required in earlier plans and the Town Council therefore considered that it should be required in any future plans as well.

Informative:

Sevenoaks Town Council recommended that, where a condition has been placed on a specific drawing, plan or document on a previously approved application, and which has since been updated via a new planning application, this condition should be carried over to apply to the new plans. For instance, condition 6 of planning permission for 20/01075/FUL concerning the hard and soft landscaping plan should be placed on the new hard and soft landscaping plan proposed in this planning application.

Added Informative:

Sevenoaks Town Council requested that this response be forwarded to Kent Highways/Kent Fire & Rescue so that they are aware of the issues regarding emergency vehicle access, and with reference to the landscaping plan.

Agenda Item 5 - Highway Improvement Plan

HIP Front Cover

HIP Version	Submitted by (Name)	HIP Date	Record Of Meeting Dates with KCC Virtual or Face to Face	Please list below the funding Opportunities/Sources for HIP initiatives/Measures	
2	Georgie Elliston	31/07/2023	Demi Rodgers (DR), Nigel Rowe (NR), Linda Larter (LL) and Georgie Elliston (GE) – virtual meeting 17/11/22 NR and GE virtual 13/03/23 NR, Emma Tilbury, LL, GE, Cllrs 06/09/2023	County Member, Parish Precept Donation	
Are you an active member of the Speed Watch Scheme?			Yes ☐ No ☒	Are you an active member of the Lorry Watch Scheme?	Yes ☐ No ☒
Name of HIP Representative	Georgie Elliston	Contact Telephone Number	01732 459953	Email Address	planning@sevenoakstown.gov.uk
Name of Clerk	Linda Larter	Contact Telephone Number	01732 459953	Email Address	townclerk@sevenoakstown.gov.uk
Name of Chair	Cllr Sue Camp (Planning Committee Chair)	Contact Telephone Number		Email Address	Cllr.camp@sevenoakstown.gov.uk

KCC Project Manager Name	Nigel Rowe	Contact Telephone Number		Email Address	west.highwayimprovements@kent.gov.uk

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

A supporting document has been prepared in tandem with this revised Highway Improvement Plan in order to provide context/additional information to certain items. Where references have been made to additional information which is contained in this document, they will be indicated with a red number as so: **[1]**. STC's primary and highest priority is highlighted in red text in the "priority" box. Lower priorities which are intended to be pursued/followed up further down the line are highlighted in grey text.

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
1.	20 mph limit (<u>not</u> zone as this requires engineering)	Speeding cars and the need to ensure pedestrian and cyclist safety, especially near schools. Sevenoaks Town Neighbourhood Plan (STNP) also emphasises the importance of pedestrian and cycle travel and	KCC has recently designed and consulted on a 20mph limit for urban Sevenoaks, which has since been revised with the new designs [1] in line with the Town Council's recommendation [2] as well as the STNP [3] – which the Town Council wishes to see implemented. STC is willing to hold a second public consultation on the revised plans, which KCC Cllr Streatfeild has agreed to aid in funding.	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
		supports 20mph in residential areas and near schools.	The intention is for it to be signage only as per the current design, so as to protect potential for future cycling paths to be incorporated into road designs, as identified in the LCWIP.	
2.	HGV routes in town	HGV movement in town as through traffic inhibits active travel, increases burden on junctions, increases air pollution in residential areas, and risks damage to Conservation Areas.	Introduce HGV weight/size restrictions to the “central” Sevenoaks area for through traffic. Highways England to improve signage at motorway junctions to direct freight to use the M25 and the A21 bypass rather than A25 through Sevenoaks and neighbouring villages. STC notes that in the previous iteration of the HIP [4], KCC stated to have agreed to design and fund a scheme. This has not been brought to the Town Council and no actions appear to have been taken. STC wishes to know further details as to the project referred to by the KCC Officer under the note for 27th May 2021. If funding was agreed, was there any action taken? And if not, where did the funding go? Can this be revisited and rescheduled?	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
3.	Sevenoaks Rail-Way Station/London Road/Hitchen Hatch Lane	Pedestrians take the “shortest route”, walking in the highway and avoiding pedestrian crossings; Long waits for vehicles at multiple lights causing delays, noise and pollution.	Redesign junction to create safe, direct pedestrian crossings and simplify vehicle controls. STC notes that in the previous iteration of the HIP [5], KCC stated that a scheme had been confirmed as viable, however no scheme was put to the Town Council. STC wishes to know what scheme was agreed by the SPD team and an idea of projected costs. STC understands that this would be a significant and expensive undertaking, so the current priority is to receive copy of the approved scheme so STC can consider viability. <i>Note: STC is considering the possibility of investing in a Sevenoaks Town masterplan to support delivery of the STNP, which would help to inform this design and investigate different potential designs and their pros/cons.</i>	
4.	Junction of A25/Hospital Road	Difficult for motorists to exit Hospital Road and Greatness Lane	KCC Highways Engineering advice welcomed.	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
		onto A25, contributing to the congestion at Bat and Ball junction. The Tarmac site development, accessed from Greatness Lane, will considerably increase this problem.	STC wishes to know if the lines were refreshed as claimed in the KCC Officer's notes. [6] STC would also request that a priority "Keep Clear" section be added marking the narrowest part of the junction at Hillingdon Avenue to reduce opportunity of vehicles straddling the footway and compromising pedestrian safety. This solution was suggested by KCC Officer Alan Osuoha on 15-03-2023. STC did confirm its wish to pursue this after having taken the proposal to its Planning Committee on 03-04-2023, and requested information as to next steps on 14-04-2023, however this was unfortunately not responded to either by the engineers copied into the email chain, or STC's HIP Officer Nigel Rowe. [7]	
5.	Seal Road/Greatness Park	Pedestrian crossing safety and lack of crossing facilities	Crossing facilities as well as signage to warn traffic on the A25 that people might cross here, or to protect the poor sightlines on the road. *Note: This section isn't affected by 20mph proposals, so has been retained	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
			in STC's priority list for a review of pedestrian crossing safety. Other locations which STC had flagged in its previous HIP for similar issues have been temporarily put on hold and moved to the bottom of STC's priority list due to their being inside the proposed 20mph zone. They may be revisited or permanently removed once a 20mph scheme has been finalised.	
6.	Bradbourne Vale Road/Betenson Avenue where it meets Shoreham Lane	Pedestrian crossing safety, lack of crossing facilities and poor sightlines for drivers going up the hill	Crossing facilities as well as signage to warn traffic approaching the hill from either side that people might cross here. *Note: This section isn't affected by 20mph proposals, so has been retained in STC's priority list for a review of pedestrian crossing safety.	
7. (Pending finalised designs from Tarmac regarding the proposed roundabout at this junction)	Bat and Ball Junction, A25/A225	STC wants to be confident that the design which Tarmac are going to deliver as part of their Outline planning application (which has now been conditioned as first	In STC's previous iteration of its HIP, the redesign of the Bat and Ball Junction to ensure safe pedestrian crossing was the first priority. It has since been removed from the priority list, due to the Sevenoaks Quarry (Tarmac site) having since received Outline planning permission to develop the site, with conditions set in place ensuring delivery of a revised traffic and pedestrian scheme	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
		part of the delivery plan), delivers the best possible solution and safe usage to pedestrians, cyclists and motorist.	to be delivered after the first stage of development. This therefore is unlikely to be delivered via the HIP, and STC anticipates being included in discussions, stakeholder sessions and public consultations on the design with Tarmac, in order to ensure that the design can best serve Sevenoaks Town residents' needs. What STC would like to retain on the HIP however, is the channel of communication to ensure that the resulting design is to the best quality and use of pedestrians. In the meantime, STC would however like to receive copy of the Speed Survey referred to by the Project Manager in the first iteration of the HIP [8] and the results. STC also wishes to know why the pedestrian crossing indicators at Bat & Ball were removed when KCC reconfigured and added lines at this location.	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
8. (ON HOLD)	Hillingdon Avenue	Pedestrian crossing safety	This location, which STC had flagged in its previous HIP for similar issues have been temporarily put on hold and moved to the bottom of STC's priority list due to it being inside the proposed 20mph zone. It may be revisited or permanently removed once a 20mph scheme has been finalised , depending on whether the 20mph zone affects the road, and the safety of pedestrians.	
9. (ON HOLD)	A225 Seal Hollow Road/"Hole in the Wall"	Pedestrian crossing safety	This location, which STC had flagged in its previous HIP for similar issues have been temporarily put on hold and moved to the bottom of STC's priority list due to it being inside the proposed 20mph zone. It may be revisited or permanently removed once a 20mph scheme has been finalised , depending on whether the 20mph zone affects the road, and the safety of pedestrians.	
10. (ON HOLD)	St Johns Hill/Dartford Road	Pedestrian crossing safety	This location, which STC had flagged in its previous HIP for similar issues have been temporarily put on hold and moved to the bottom of STC's priority list due to it being inside the proposed 20mph zone. It may be revisited or permanently removed once a 20mph scheme has been finalised , depending on whether	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
			the 20mph zone affects the road, and the safety of pedestrians.	
11?	Clare Way	Residents have been reported as parking in the "Keep Clear" section on this road dead-end road, which was introduced in order to allow emergency vehicles to turn around.	STC has requested that a further deterrent of yellow lined be painted at this location. *Note: this was formally requested by STC in a letter to SDC and KCC departments, dated 17-07-2023. [9]	
12?	Where Burntwood Road meets Ashgrove Road Where Oak Lane meets Ashgrove Road	Poor sightlines/blind spots which compromises safety of cyclists and motorists when entering and exiting these roads	STC has requested that traffic mirrors be installed at these locations, as well as a concealed entrance sign on Oak Lane as it approaches Britains Lane. *Note: this was formally by STC in a letter to KCC west highway improvements, dated 14-07-2023. [10]	

Historical Priorities Record

No	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments
1	<i>EXAMPLE: Church Lane</i>	<i>Speeding off peak.</i>	Speed Reduction	After traffic surveys obtained, data showed that vehicle speeds were within the current speed limit, therefore no further action proposed.
1.	Bat and Ball Junction, A25/A225	Inadequate, poorly designed crossing points for pedestrian safety. Considerable congestion and delays during the four daily rush hour periods and throughout the day, with particular traffic queues forming on Otford Road and Seal Road towards the junction; Very high levels of air pollution.	In STC's previous iteration of its HIP, the redesign of the Bat and Ball Junction to ensure safe pedestrian crossing was the first priority. The reduction of air pollution and congestion in this area, as well as unsafe crossing facilities remain a top priority for STC, and removing it from STC's HIP priority list has not altered that. Rather, it has been removed from the priority list, due to the Sevenoaks Quarry (Tarmac site) having since received Outline planning permission to develop the site, with conditions set in place ensuring delivery of a revised traffic and pedestrian scheme to be delivered after the first stage of development at this location. This is therefore unlikely for the scheme to be delivered via the HIP, and STC remains dedicated to ensuring that the resulting	

			design best serves the needs of Sevenoaks Town residents. STC anticipates being included in discussions, stakeholder sessions and public consultations on the design with Tarmac, and will be actively engaged in the process to make sure that the design proposed achieves <u>all</u> of the following: improve pedestrian safety, reconnect the neighbourhood and reduce air pollution and traffic jams.	
2	Wickenden Avenue	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	

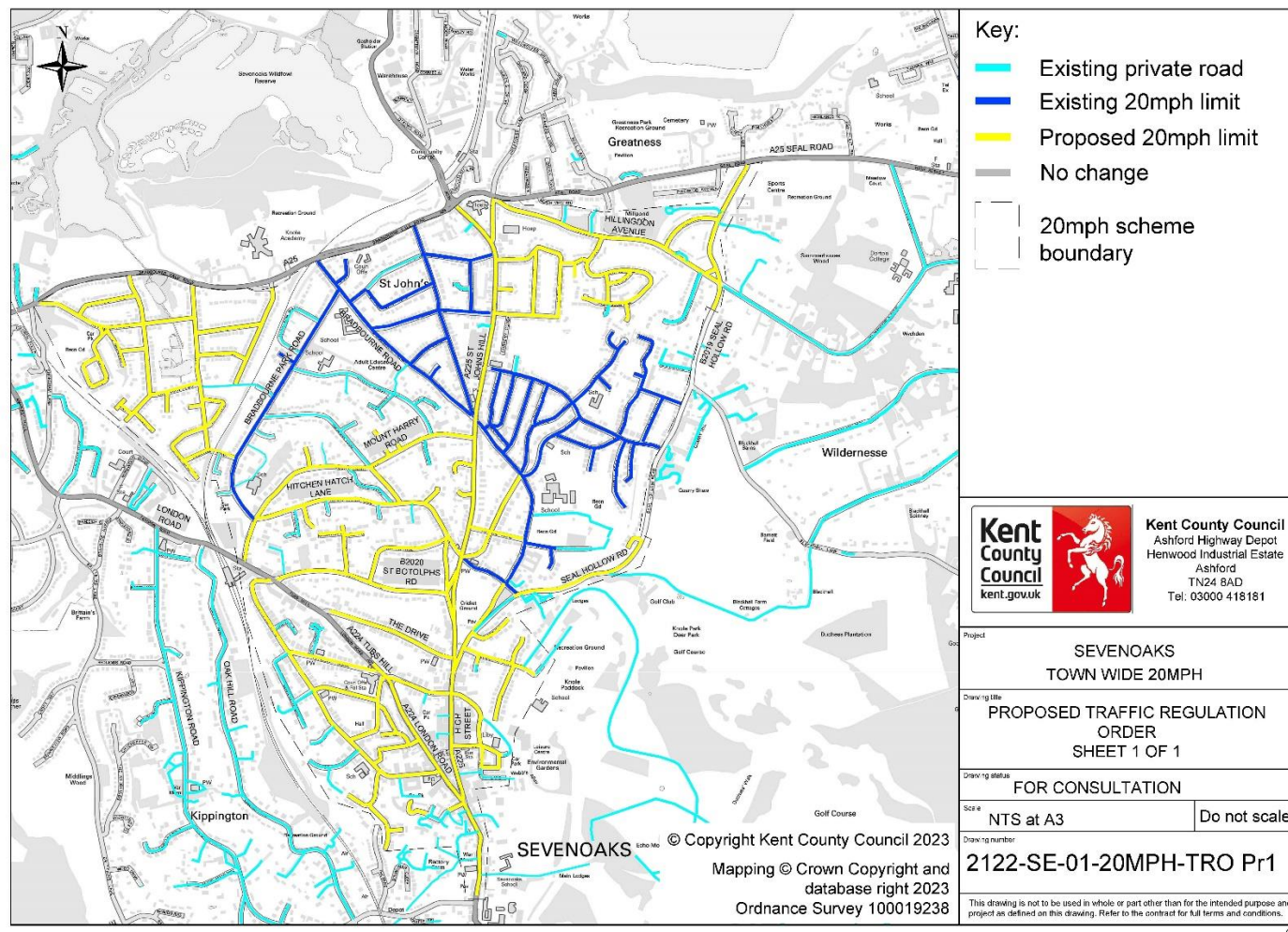
3	Broomfield Road	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	
4	Mill Lane	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into.	

			The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	
5	Wickenden and Swaffield Roads	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	
6	Clare Way, Lea Road, Hurst Way and Stafford Way	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require	

			improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	
7	Beaconfields	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	

Reference document prepared to accompany Sevenoaks Town Council's (STC) second iteration of its Highway Improvement Plan (HIP)

[1] – KCC's revised proposals for a 20mph limit in Sevenoaks Town as presented to the Joint Transportation Board on 15-03-2023:



[2] – Minute Numbers relating to STC’s formal response regarding the public consultation on 20mph speed limits in Sevenoaks Town:

31-10-2022 Planning Committee Minute Numbers:

396c) The following motions concerning the Amendment to Speed Limit Order on Various Roads in Sevenoaks were put to the Committee and seconded, with the accompanying RESOLUTIONS:

- STC expressed its support of the proposals to amend Speed Limits in Sevenoaks, including the reduction from 40mph to 30mph. This as per its NDP, which promotes 20mph roads for safer active travel and reduction of pollution, safer walking routes to schools, and reducing road collisions – LOST AT THE CHAIRMAN’S CASTING VOTE.
- That STC reaffirm its support for 20mph speed limits outside schools and where requested by the Residents Associations and local groups as per STC’s NDP – CARRIED.

396e) The following motions concerning the Prohibition of Traffic Movements on Dartford Road, Sevenoaks were put to the Committee and seconded, with the accompanying RESOLUTIONS:

- STC expressed support for proposals for a cycle lane going Southbound up Dartford Road – CARRIED
- STC as the land owner of the Vine Cricket Ground, War Memorial and Vine Waste expressed concerns with the proposals related to the Prohibition of Traffic Movements Dartford Road unless it was reassured that the designs would not adversely affect the Grade II War Memorial, that they would increase pedestrian activity to the Memorial, that Pound Lane would not become a diversion route, that HGV turning would not be adversely affected, and that the necessary signage would not be detrimental to the historic setting – LOST AT THE VOTE
- STC opposed the one-way proposals around the War Memorial on the grounds of protecting the Grade II Memorial, heritage assets, and listed buildings that face the Vine – CARRIED • STC supported proposals for a zebra crossing at the Southern end of Dartford Road, as this reflects STC’s request in its HIP for safer crossing to be looked at in this area – CARRIED

12-12-2022 Planning Committee Minute Number:

486c) The Committee reiterated its response to the public consultation as per Sevenoaks Town Council’s Minute numbers 396c and 396e, the resolutions for which are outlined below:

- That STC reaffirm its supports for 20mph speed limits outside schools and where requested by the Residents Associations and local groups as per STC’s NDP
- STC expressed support for proposals for a cycle lane going Southbound up Dartford Road

- STC opposed one-way proposals around the War Memorial on the grounds of protecting the Grade II Memorial, heritage assets, and listed buildings that face the Vine
- STC supported proposals for a zebra crossing at the Southern end of Dartford Road, as this reflects STC's request in its HIP for safer crossing to be looked at in this area

[3] – Excerpt from STC's Sevenoaks Town Neighbourhood Development Plan (STNP) which is now part of the local development plan for Sevenoaks Town:

Aim M4: The Neighbourhood Plan supports the introduction of a 20mph speed limit close to schools and in some residential areas



[4] – Excerpt from the first iteration of STC's HIP. Reference the text highlighted in red.

Note in addition – that on 17/11/2022, STC requested information on whether this had been actioned, with multiple follow-up emails reminding the KCC Officer of the outstanding action, with no response.

3.	HGV routes in town	HGV movement in town as through traffic inhibits active travel, increases burden on junctions, increases air pollution in residential areas, and risks damage to Conservation Areas.	Introduce HGV weight/size restrictions to the “central” Sevenoaks area for through traffic . Highways England to improve signage at motorway junctions to direct freight to use the M25 and the A21 bypass rather than A25 through Sevenoaks and neighbouring villages.	27.05.2021 -SPD have agreed to fund and design the signage and will raise the job for installation by late Summer 2021. 17/11/22 DR & NR – NR to discuss with previous officer to establish whether actions have been taken.
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[5] – Excerpt from the first iteration of STC’s HIP. Reference the text highlighted in red.

Note in addition – that on 17/11/2022, STC requested information as to what scheme had been approved (as it had not been notified of it) and how much it would cost, with multiple follow-up emails reminding the KCC Officer of the outstanding action, with no response.

2.	Sevenoaks Rail-Way Station/London Road/Hitchen Hatch Lane	Pedestrians take the “shortest route”, walking in the highway and avoiding pedestrian crossings; Long waits for vehicles at multiple lights causing delays, noise and pollution.	Redesign junction to create safe, direct pedestrian crossings and simplify vehicle controls.	27.05.2021 – SPD have agreed that the scheme is viable in accordance with design standards. Parish advised to seek funding sources detailed design and installation. DR 17/11/22 NR to discuss and take forward. Advise PC on an approx. cost and exact scheme approved. Then PC can advise on funding.
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[6] Excerpt from the first iteration of STC’s HIP. Reference the text highlighted in red.

Note in addition – that on 17/11/2022, STC requested information as to the slight line refreshing and whether this was completed. No response has been received despite multiple reminders of this being an outstanding action.

4.	Junction of A25/Hospital Road	Difficult for motorists to exit Hospital Road and Greatness Lane onto A25, contributing to the congestion at Bat and Ball junction. The Tarmac site	KCC Highways Engineering advice welcomed.	A25 Seal Road jct with Greatness Lane – 4 Slight Line refreshing 17/11/22 DR & NR – NR to discuss with previous officer to establish if any action has been taken.
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		development, accessed from Greatness Lane, will considerably increase this problem.		
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[7] – Email chain regarding KCC Officer Alan Osuoha’s recommendation for a “Keep Clear” section at Hillingdon Avenue, and STC’s confirmation that it wishes to pursue this and request for further information as to how to do so.

Note: STC has not heard back about its request, despite copying in the engineer that suggested the solution, as well as the KCC Officer in charge with delivering STC’s HIP.

From: Alan.Osuoha@kent.gov.uk <Alan.Osuoha@kent.gov.uk>

Sent: Wednesday, March 15, 2023 4:28 PM

To: cllr.clayton@sevenoaks.gov.uk; Jamie.Watson@kent.gov.uk; Sebastian.Bures@kent.gov.uk

Cc: Richard.Streatfeild@kent.gov.uk; cllr.purves@sevenoaks.gov.uk; Nigel.Rowe@kent.gov.uk; Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Subject: RE: Junction of Hillingdon Avenue with A25

Hi Tony,

Having reviewed your comments regarding providing a priority workings system on Hillingdon Avenue, I can confirm this will not be a feasible option for a few reasons.

1. There is insufficient road space to install the physical build-out works required for a good priority working scheme.
(The image below shows a good example where a physical build-out forces the traffic to have to give-way) - If only signs and marking are used as you have suggested, then vehicles will simply ignore them. The image below shows a good example in which the vehicle is forced to give-way.



2. There is a very poor sight lines visibility of turning vehicles from the A25 into Hillingdon Avenue. The image below shows what the sightline is for a vehicle giving way to the proposed prioritised movement from the A25.



3. The queue from the junction ahead will also backup into the priority working section.

There is only one option which I believe will be supported which is to add a “KEEP CLEAR” marking at the narrowest point of the junction. It will be relatively easy to install and help to reduce the opportunity of vehicles straddling the footway.



The gold standard option will be to make this section of Hillingdon Avenue one-way which I don't expect to be widely supported. This will remove the risk completely and at 3.65m is not really suitable for two-way traffic expected to increase in future.

Hope the above is helpful in addressing your concerns.

Regards
Alan Osuoha

From: Sevenoaks Town Planning

Sent: Friday, April 14, 2023 9:45 AM

To: Alan.Osuoha@kent.gov.uk; cllr.clayton@sevenoaks.gov.uk; Jamie.Watson@kent.gov.uk; Sebastian.Bures@kent.gov.uk

Cc: Richard.Streatfeild@kent.gov.uk; cllr.purves@sevenoaks.gov.uk; Nigel.Rowe@kent.gov.uk

Subject: RE: Junction of Hillingdon Avenue with A25

Dear Alan,

Thank you for your detailed explanations below. Sevenoaks Town Council's Planning Committee considered the proposal for a "Keep Clear" sign on 3rd April 2023 and has resolved to support it. Please could you advise as to what next steps would be needed to explore this option and hopefully get it installed?

Kind regards,

Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council

Town Council Offices
 Bradbourne Vale Road
 Sevenoaks
 Kent TN13 3QG

[8] Excerpt from the first iteration of STC's HIP. Reference the text highlighted in red.

Note in addition – that on 17/11/2022, STC requested information as to the Speed Survey referenced, as it had not requested not received information on it. STC also requested information as to why KCC had removed crossing points when it reconfigured and added lines at this location. No response has been received despite multiple reminders of this being an outstanding action.

1.	Bat and Ball Junction, A25/A225	Inadequate, poorly designed crossing points for pedestrian safety Considerable congestion and delays during the four daily rush hour periods and throughout the day, with particular traffic queues forming on Otford Road and Seal Road towards the junction; Very high levels of air pollution.	We have been consulted by Tarmac on their designs for a roundabout here. Our concerns have been highly reflected in the design we have seen. This scheme should be implemented ahead of the development at the Tarmac Quarry site. The design proposed will improve pedestrian safety, reconnect the neighbourhood and reduce air pollution and traffic jams.	<i>27.05.2021 – Speed Survey requested and ordered</i> <i>20.08.2021 – Speed Survey data shared with Parish</i> <i>DR 17/11/22 – NR to confirm speed surveys have been completed as not provided to STC. Check crash history. Potential feasibility study to establish acceptable resolution.</i> <i>Tarmac quarry development not started yet.</i> <i>KCC reconfigured and added lining and removed crossing points. NR to discuss with previous project manager to find out</i>
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				<i>further information as to why crossings were removed.</i>
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[9] – Copy of letter addressed to SDC (parking@sevenoaks.gov.uk) and KCC (west.highwayimprovements@kent.gov.uk) on 17-07-2023 requesting double yellow lines at Clare Way.

Good afternoon,

Sevenoaks Town Council has been approached by a concerned local resident in regards to a “Keep Clear” area at the end of Clare Way being consistently used by other residents for parking. This is despite alleged reprimanding from both West Kent Housing Association and the local PCSO George Wilders, and despite residents of the sheltered accommodation at the end of the road having repeatedly needed ambulances which then require the obstructively parked vehicles to move in order for the emergency vehicle to turn around.

This issue was discussed by Sevenoaks Town Council’s Planning Committee on 3rd July 2023, with the outcome being a resolution to request from Kent County Council and Sevenoaks District Council that **a further deterrent of yellow lines be painted at this location in order to ensure emergency vehicles are able to enter and exit the road safely.**

I very much look forward to hearing your response.

With regards,

Linda Larter MBE, Chief Executive / Town Clerk
 Sevenoaks Town Council
 Council Offices
 Bradbourne Vale Road
 Sevenoaks
 Kent TN13 3QG
 Tel: 01732 459953

[10] - Copy of letter addressed to KCC (west.highwayimprovements@kent.gov.uk) requesting traffic mirrors at various locations in Sevenoaks – forwarded on 14-07-2023

Good afternoon,

Sevenoaks Town Council has received various requests via its Town Councillors for traffic mirrors to be installed at the following stretches of roads in order to address the reported near-misses caused by the blind spots found at these locations.

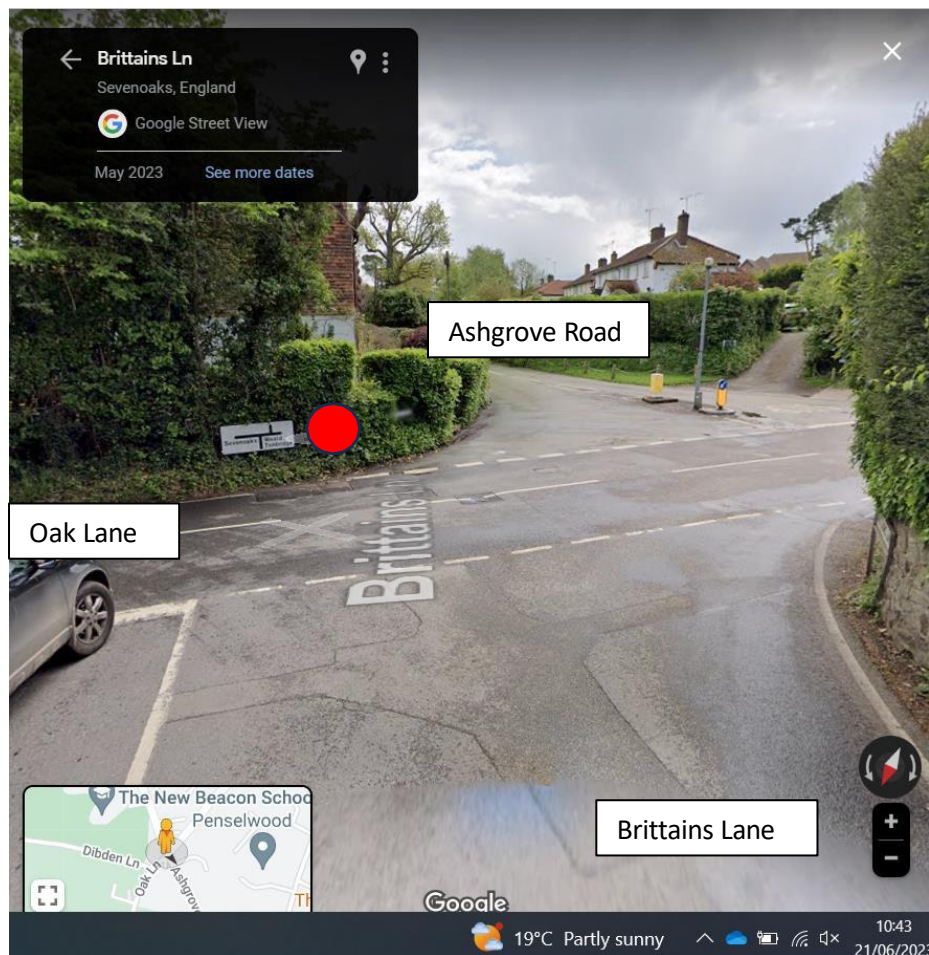
On having these concerns presented to the STC's Planning Committee by Cllr Daniell and Cllr Gustard, the Planning Committee voted unanimously to request from Kent County Council that these sites be investigated for viability of traffic mirrors, and for these to be installed.

I have indicated on the below images with a red circle where Sevenoaks Town Council proposes the traffic mirrors to be placed, however understand that final placement will need to be determined by KCC Officers following site investigations. I also wish to convey that Sevenoaks Town Council is aware and



amenable that financial contributions to cover purchase of the mirrors may be required.

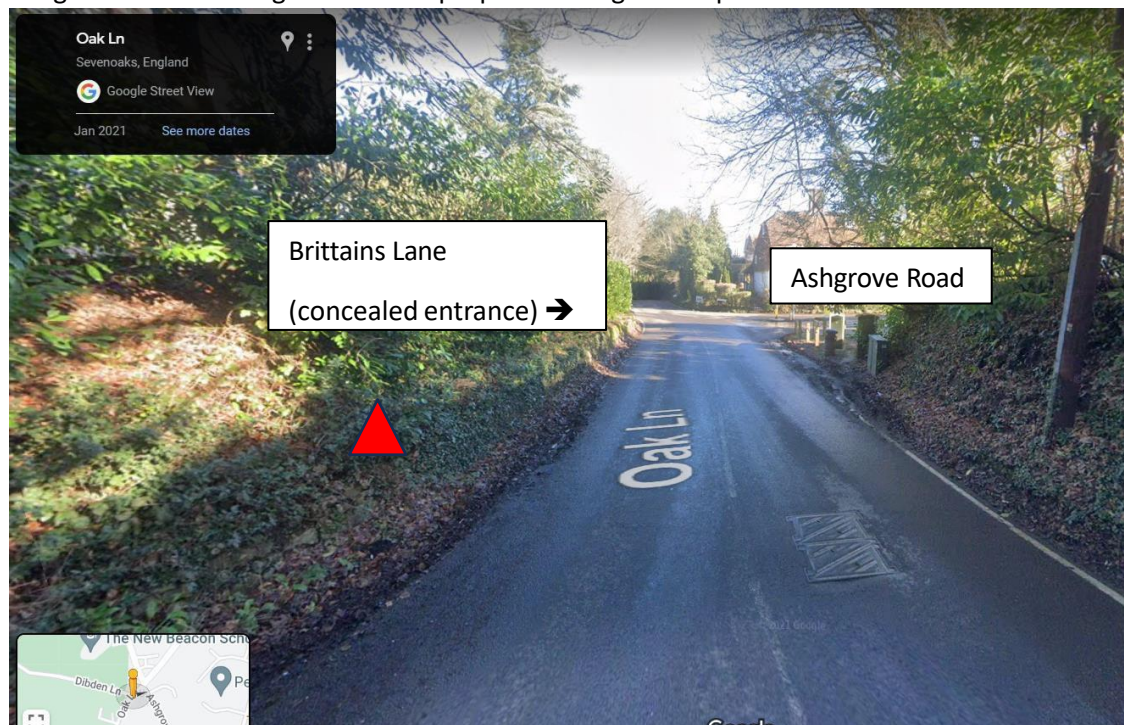
Proposed Traffic Mirror Placement 1: Where Burntwood Road meets Ashgrove Road – allowing drivers from Burntwood Road to see traffic on Ashgrove Road and vice versa



Proposed Traffic Mirror placement 2: Where Oak Lane meets Ashgrove Road – proposed placement to allow drivers from Brittain's Lane entering Oak Lane to see traffic coming from the right down Oak Lane and vice versa.

Proposed placement 3: On the same post as above, however the second mirror angled to allow drivers on Brittain's Lane entering Oak Lane to see traffic coming from the left up Oak Lane and vice versa.

In addition to the above three traffic mirrors, Sevenoaks Town Council would also like to request that additional measures to ensure the safety of cyclists and motorists on Oak Lane and Brittain's Lane be taken, by way of installing "Blind entrance ahead" signage on Oak Lane. I have indicated on the below image with a red triangle where we propose this sign to be placed.



Proposed placement of concealed entrance sign: On Oak Lane just past Dibden Lane, as it approaches Brittain's Lane and Ashgrove Road, to indicate to motorists that there is a concealed entrance ahead at Brittain's Lane.

In addition to the above images, please also see attached maps showing the proposed placements, for your reference.

We very much look forward to hearing back from you on this matter and working with Kent County Council Officers to find a suitable solution to these blind spots.

Kind regards,
Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Brabourne Vale Road TN13 3QG

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Parish Council

Tel: 01732 227000 Option 3
Ask Louise Cane
My 23/00024/RFPLN
Date: 12th July 2023

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

Dear Sir/Madam,

Appeal by:	Mr and Mrs Goddard		
Site:	The Old Vicarage High Street Sevenoaks Kent TN13 1JD		
Nature:	Rear extension with internal and external alterations.		
SDC Ref:	23/00024/RFPLN	Planning Inspectorate Ref:	APP/G2245/W/23/3317642
Start Date:	5th July 2023		

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

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

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

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to **East2@planninginspectorate.gov.uk** quoting the Planning Inspectorate case reference: **APP/G2245/W/23/3317642**.

Comments should be submitted by **9th August 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

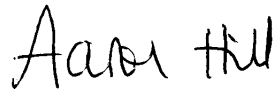
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

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

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

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

Yours faithfully,

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

Aaron Hill
South Team Manager



Parish Council

Tel: 01732 227000 Option 3
Ask Louise Cane
My 23/00025/RFLBC
Date: 12th July 2023

**Town and Country Planning Act 1990 (Listed Building And Conservation Areas) Appeal
Under Section 20**

Dear Sir/Madam,

Appeal by:	Mr and Mrs Goddard		
Site:	The Old Vicarage High Street Sevenoaks Kent TN13 1JD		
Nature:	Rear extension with internal and external alterations.		
SDC Ref:	23/00025/RFLBC	Planning Inspectorate Ref:	APP/G2245/Y/23/3317646
Start Date:	5th July 2023		

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

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

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

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate or by email to **East2@planninginspectorate.gov.uk** quoting the Planning Inspectorate case reference: **APP/G2245/Y/23/3317646**.

Comments should be submitted by **9th August 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

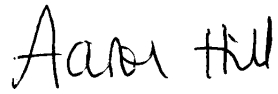
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

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

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

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

Yours faithfully,

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

Aaron Hill
South Team Manager

Agenda Item 13 - Decision Notices

Decision Notices published by Sevenoaks District Council from **11th July 2023 to 24th July 2023** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address	Ward & Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
22/03519/MMA	136 High Street	Town Cllr Michaelides	23 rd January 2023: STC recommended approval, 4 conditions. 6 th March 2023: STC recommended approval, 4 conditions.	24 th July 2023: SDC Granted, 27 conditions.
23/01015/HOUSE	Balmedie, Wildernes Avenue	Town Cllr Mrs Parry Cllr Wightman	2 nd May 2023: STC recommended approval. 5th June 2023: STC recommended approval, 1 condition.	17 th July 2023: SDC Granted, 6 conditions.
23/01182/HOUSE	Humbugs, 31 Hartslands Road	Eastern Cllr Ancrum	5th June 2023: STC recommended refusal, 4 grounds.	21 st July 2023: SDC Granted, 4 conditions – via Development Management Committee.
23/01382/HOUSE	1 Bouchier Close	Town Cllr Willis	5th June 2023: STC recommended approval, 1 condition.	11 th July 2023: SDC Granted, 3 conditions.
23/01341/HOUSE	65 Betenson Avenue	Northern Cllr Shea	5th June 2023: STC recommended approval, 2 conditions.	11 th July 2023: SDC Granted, 4 conditions.
23/01364/HOUSE	49 Brattle Wood	Kippington Cllr Gustard	5th June 2023: STC recommended approval, 3 conditions.	19 th July 2023: SDC Granted, 3 conditions.

23/01467/FUL	4 Carlton Parade, St Johns Hill	St Johns Cllr Dixon	19th June 2023: STC recommended approval, 1 condition.	19 th July 2023: SDC Granted, 4 conditions.
23/01471/HOUSE	8 Filmer Lane	Northern Cllr Dr Canet	19th June 2023: STC recommended approval.	20 th July 2023: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 31 July 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00766/HOUSE	Samantha Simmons 07/08/2023	Cllr Willis	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Rev'd & Dr Kevis			20 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/23
23/00766/HOUSE - Amended plan				
Replacement swimming pool with hard landscaping; erection of pool house and associated works.				
Updated tree protection details to address information requested by the Tree Officer.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRMI3UBKJTD00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00875/CONVAR	Louise Cane 08/08/2023	Cllr Granville	SAACT Ltd 01323325354
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Morris		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/23
23/00875/CONVAR - Amended plan				
Variation of condition 21/03585/LBCALT (Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations) as the plans and materials have been modified.				
A summary of the main changes are set out below: The plans have been amended to include the following:				
- Amendments to the trickle vents and windows - Boxing of the electric meter - Amendments to the fascias - Amendments to the fencing				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS1BEWBKK1100			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01269/HOUSE	Louise Cane 04/08/2023	Cllr Varley	Harringtons 2006 01732742200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kitts		The Cedars	62 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/23
23/01269/HOUSE - Amended plan				
Demolish the single storey kitchen area and erect a single storey extension. Removal and reposition of car port structure to form a covered area to the rear of the garage. Erect a retaining wall and steps to form patio area. Rooflights.				

Planning Applications to be Considered

Planning Applications received to be considered on 31 July 2023

A summary of the main changes are set out below:
The plans have been amended to reflect the following:
- Reduction to the depth of the proposal by 1m
- Details of the foundations for the proposal
- Justification of design of development

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RU3BCDBKL2Z00>

4	Plan Number	Planning officer	Town Councillor	Agent
	23/01300/MMA	Christopher Parl 07/08/2023	Cllr Dixon	David Blanco Associates Ltd
Case Officer				
Applicant		House Name	Road	Locality
Ms V Britton		Site of	80 St Johns Road	St Johns
Town		County	Post Code	Application date
				17/07/23

23/01300/MMA - REVALIDATED plan

Amendments to 03/02900/FUL.

A summary of the main changes are set out below:

Floor plans which show both properties.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUDTXUBK0LO00>

5	Plan Number	Planning officer	Town Councillor	Agent
	23/01392/HOUSE	Louise Cane 17/07/2023	Cllr Michaelides	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Marshall			56 The Drive	Town
Town		County	Post Code	Application date
				17/07/23

23/01392/HOUSE - Amended plan

Demolition of the existing outbuilding, conversion of the garage. Reconstruction of the conservatory with a solid roof, construction of a garden studio with covered patio/link and addition of new rooflights and windows to the second floor. Landscaping works to include a new garage to the front of the plot and alterations to the parking areas.

A summary of the main changes are set out below:

- Photographs of the site have been submitted, as requested by KCC Ecology
- The two-storey window on the front elevation has been amended from a juliet balcony to a smaller window.
- Further comments have been provided by the agent, based on the Tree Officer's comments.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUT8PBBKLFR00>

6	Plan Number	Planning officer	Town Councillor	Agent
	23/01700/FUL	Samantha Simmons 04/08/2023	Cllr Granville	SJM Planning Limited

Planning Applications to be Considered

Planning Applications received to be considered on 31 July 2023

Case Officer			
Applicant	House Name	Road	Locality
Sevenoaks Lawn Tennis Club	Clarendon Lawn Tennis Club	Plymouth Drive	Town
Town	County	Post Code	Application date
			14/07/23
Installation of solar powered barrier.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICL2BKMA500		

7	Plan Number	Planning officer	Town Councillor	Agent
	23/01872/FUL	Samantha Simmons 07/08/202	Cllr Skinner	DC Hudson & Partner
Case Officer				
Applicant		House Name	Road	Locality
Dr E Ansari		The Old Meeting House	St Johns Road	St Johns
Town		County	Post Code	Application date
				17/07/23
Change of use to a place of worship.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX845LBK0LO00			

8	Plan Number	Planning officer	Town Councillor	Agent
	23/01877/HOUSE	Stephanie Payne 02/08/2023	Cllr Dr Canet	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr & Miss Harper and Giles			113A Bradbourne Vale Road	Northern
Town		County	Post Code	Application date
				12/07/23
Single storey extension. Replacement roof with raised ridge. Loft conversion with dormer to left flank elevation. Rooflights and sun pipes. Alterations to fenestration. New gate.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX89WDBKMRA00			

9	Plan Number	Planning officer	Town Councillor	Agent
	23/01905/HOUSE	Christopher Park 03/08/2023	Cllr Varley	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Heron			5 Redlands Road	Kippington
Town		County	Post Code	Application date
				13/07/23
Demolition of existing conservatory and part garage. Erection of part single, part two storey rear extension. Erection of first floor side extensions. Internal alterations. Alterations to fenestration. Rooflights.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXBZ89BKMVG00		

10	Plan Number	Planning officer	Town Councillor	Agent
	23/01932/HOUSE	Abbey Aslett 03/08/2023	Cllr Varley	Harringtons 2006 01732742200

Planning Applications to be Considered

Planning Applications received to be considered on 31 July 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yates	Meadow Lodge	Wellmeade Drive	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			13/07/23
Part two storey, part single storey front extension. Infill between rear dormers. Alterations to fenestration. Rooflights.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXDU1YBKMXD00		

11	Plan Number	Planning officer	Town Councillor	Agent
	23/02025/MMA	Stephanie Payne 14/08/2023	Cllr Varley	Paper Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr Smolijaninov		Hardres Lodge	56 Oakhill Road	Kippington
Town		County	Post Code	Application date
				24/07/23
Amendment to 21/03739/FUL.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXSNB7BKFL600			