

19th September 2023



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 25th September 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/ZdeWD8DC1MA> 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. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) for full details as to when CIL is charged on a development, and [click here](#) to view applications from which Sevenoaks Town Council has received CIL contributions.

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 Dr Dixon
Cllr Granville

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

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Bradbourne Vale Road
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Town Clerk

PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 5-15)

To receive and agree the Minutes from the Planning Committee Meeting held on 11th September 2023.

5 TEMPORARY ROAD CLOSURE – GOLDING ROAD – 26TH OCTOBER UNTIL 12TH NOVEMBER

a) To receive notice that the above road will be closed for its entire length between 26th October and 12th November 2023, with pedestrian access maintained.

b) To note that the alternative route is via St James Road, A225 St Johns Hill, Camden Road and vice versa.

c) To note that up to date information on these works can be found via the following link: <https://one.network/?tm=135157438>

6 KENT COUNTY COUNCIL'S DRAFT EMERGING LOCAL TRANSPORT PLAN (Pages 17-19)

To receive copy of Sevenoaks Town Council's submitted response to the above public consultation by Kent County Council on its emerging Local Transport Plan, which sets out its ambition for transport in Kent. This as approved by the Planning Committee on 11th September 2023.

7 APPEALS (Pages 21-36)

To receive notice that the following appeal was ALLOWED and planning permission Granted by the Planning Inspector. This supersedes the previous Inspectorate decision issued on 2nd December 2022, which was overturned by Order of the High Court:

APP/G2245/W/22/3301377: 20/03293/FUL – Pinehurst House Care Home, Pinehurst

8 APPEALS – DEFERRED FROM 11-09-2023 PLANNING COMMITTEE (Pages 37-38)

a) To receive reminder that the following appeal has been submitted:

- **APP/G2245/23/3322158: 23/00237/FUL – Site Formerly known as Sevenoaks Open Air School, Oakhill Road**

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

c) To note that full details as to the Appeal can be viewed on the Appeal Portal via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=RUR1M8BK0MR00>

d) To consider updating STC's previous recommendation, as agreed by the Planning Committee on 11th September 2023.

INFORMATIVE:

On 20th February 2023, Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied that there will be no loss of amenity to neighbours.

9 SEVENOAKS DISTRICT COUNCIL AND KENT COUNTY COUNCIL'S PROPOSED EAST-WEST ACTIVE TRAVEL ROUTE

a) To receive notice that Sevenoaks District Council's Joint Transportation Board approved the progression of the East-West walking, wheeling and cycling scheme on 18th September 2023. This included stipulation that the scheme be agreed in consultation with Sevenoaks Town Council, including agreement of a preferred option at Lakeview Road, Bradbourne Park Road, and St James's Road.

b) To note that full details as to the decision will be published in the Minutes of the JTB meeting via the following link:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=134&MId=3137&Ver=4&J=1>

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email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

10 SEVENOAKS TOWN COUNCIL'S DRAFT INFORMAL CONSULTATION ON 20MPH ZONES IN SEVENOAKS TOWN

a) To receive copy of the most recent draft of Sevenoaks Town Council's informal consultation on 20mph zones in Sevenoaks Town. This following the District Council's Joint Transportation Board having accepted the Town Council's offer to progress a second public consultation on the proposals. **(To follow)**

b) To discuss and agree any additions or amendments, to be forwarded to Kent County Council Officers for their input and approval.

11 KENT COUNTY COUNCIL AMENDMENT 39 ORDER 2022: A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) To receive notice that Kent County Council has made the above Order to introduce or amend existing double yellow lines in various roads in Sevenoaks District, including at St Johns Hill, Clare Way, Hurst Way and Lea Road.

b) To note that the proposed order was consulted on from January 2022, with no comment from the Town Council as per the Minutes of 7th February 2022 when it was considered.

c) To note that the order will be on public deposit from 15th September until 30th October 2023, and can be viewed online via the following link:
<http://www.kent.gov.uk/highwaysconsultations>

12 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 57-59)

a) To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 18th September 2023.

13 PLANNING APPLICATIONS (Pages 61-63)

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 18th September 2023.

14 PRESS RELEASES

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

AMENDED Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 11th September 2023 at 7:38pm at the conclusion of the Extra Ordinary meeting of the Community Infrastructure Committee, at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/SEGVsXRTI2I>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

5 Members of the Public

PUBLIC QUESTION TIME

None.

322 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

323 DECLARATIONS OF INTEREST

Cllr Clayton declared that he had a non-pecuniary interest in [Agenda Item 11] – Kent County Council’s Draft Emerging Local Transport Plan, in his capacity as the Chair of Sevenoaks Rail Travellers Association.

324 DECLARATIONS OF LOBBYING

Four representations were received and forwarded to Cllrs, objecting to the following planning application:

- [Plan no. 1] 23/01024/HOUSE – 79 Weald Road

325 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 29th August 2023.

It was RESOLVED that the minutes be approved.

326 TEMPORARY ROAD CLOSURE – A225 HIGH STREET – 17TH NOVEMBER 2023 TO 19TH NOVEMBER 2023

a) Councillors received notice that A225 High Street will be closed outside number 40 on 17th November 2023, with an estimated re-opening by 5pm on 19th November 2023.

b) It was noted that the alternative route is via A225 High Street, A224 London Road/Tubs Hill/Amherst Hill, A25 Worships Hill/Westerham Road, A21 Sevenoaks Bypass, A225 Riverhill/Tonbridge Road/High Street and vice versa, and that Pedestrian access would be maintained during the works.

327 UPDATE ON 20MPH PROPOSALS FOR SEVENOAKS TOWN

The Committee received and noted a written update from Cllr Clayton on a meeting of the Joint Transportation Working Group which was held on 31st August 2023.

328 APPEALS

a) The Committee received notice of the submission of the following appeal:

- **APP/G2245/W/23/3322158: 23/00237/FUL – Site Formerly known as Sevenoaks Open Air School, Oakhill Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. It must do so by 4th October 2023.

c) It was noted that full details as to the Appeal can be viewed on the Appeal Portal via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?previousCaseType=Application&keyVal=RUR1M8BK0MR00&previousCaseNumber=23%2F00237%2FFUL&activeTab=summary&previousKeyVal=RP5LPVBKIF400>

d) Councillors noted that the Planning Committee's previous recommendation for approval of this application conditioned the Planning Officer's support, which it did not receive. The Town Council's representation therefore needed to be updated.

e) It was **RESOLVED** that the Kippington Ward Cllrs review the details of the Appeal and feedback to the Planning Committee on 25th September 2023, for updated representation to be approved and forwarded to the Planning Inspector's consideration.

329 STC INFORMAL PUBLIC CONSULTATION FOR ADDITIONAL PARKING RESTRICTIONS AT THE KEEP CLEAR ZONE AT CLARE WAY

a) The Committee received a copy of the proposed informal public consultation document for the Planning Committee's proposal for additional parking restrictions at

the existing Keep Clear zone at Clare Way. This as approved by the Planning Committee on 3rd July 2023.

b) It was noted that a Kent County Council Officer had since confirmed the amount of detail required for the design of proposals, and the consultation would begin shortly.

c) The Committee approved the design of the consultation poster and thanked the Committee Clerk for preparing it.

330 DRAFT TERMS OF REFERENCE FOR SEVENOAKS TOWN SPORTS STRATEGY

a) The Committee received and discussed a copy of draft Terms of Reference for the Sevenoaks Town Sports Strategy Group (STSS), which is due to meet for the first time on Wednesday 4th October 2023.

b) The Town Clerk clarified that item 1.2 – topics for consideration, had been kept blank so as to allow the Working Group members autonomy of prescribing these, and that they would be agreed at the initial meeting.

c) The following amendments were proposed:

- Clarification of the purpose of the second Sports Strategy to “establish sporting needs for the next 10 years”
- Removal of specification for the Chair and Vice Chair as being the Chair and Vice Chair of the Open Spaces & Leisure Committee, replaced with “an elected member of Sevenoaks Town Council”

d) It was **RESOLVED** that the draft Terms of Reference be accepted with the above amendments, and recommended for adoption by the STSS Group.

331 DRAFT TERMS OF REFERENCE AND STRATEGY DOCUMENT FOR SEVENOAKS TOWN NEIGHBOURHOOD PLAN MONITORING AND ACTION GROUP

a) The Committee received and discussed a copy of draft Terms of Reference for the Sevenoaks Town Neighbourhood Plan (STNP) Monitoring and Action Group, which is due to meet for the first time on Wednesday 27th September 2023.

b) The Committee also received a draft Strategy document, which outlines how the STNP will be monitored and its aims/policies actioned.

c) The following amendments were proposed for the draft Terms of Reference:

- Removal of specification for the Chair and Vice Chair as being the Chair and Vice Chair of Planning Committee, replaced with “an elected member of Sevenoaks Town Council”
- Strengthening of wording with regards to the Group’s responsibility of conducting 5 years review of the STNP to also include any future edits and reiterations of the plan.

- Removal of “operational” in 1.3.i. to make clearer that the Group does not have authority to implement or organise actions itself, but rather the function is to review and monitor the STNP.
- Similarly, replacement of word “considering” in 1.3.v. to “recommending” with regards to further studies, to make clearer that the Group does not have the authority to approve studies itself, but rather to recommend them to the Planning Committee.
- Strengthening the sentiment in 2.4. whereby additional members may be added at any time, in order to encourage new membership and local participation.

d) The Planning Committee Clerk requested that an additional section in the Strategy document be approved, which outlines projects that the STNP states it will “support” or “promote”, so as to keep all potential future actions related to the STNP in one comprehensive document.

e) It was **RESOLVED** that the draft Terms of Reference and the draft Strategy document be accepted with the above amendments, and recommended for adoption by the STNP Monitoring and Action Group.

332 KENT COUNTY COUNCIL’S DRAFT EMERGING LOCAL TRANSPORT PLAN

a) The Committee received 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.

b) It was noted that further information, as well as opportunity to comment online is available via the following link, and that the consultation would remain open until 18th September 2023: <http://www.kent.gov.uk/ltp5>

c) The Committee received and discussed a draft letter produced by Cllr Clayton in response to the consultation. This had been prepared in lieu of a questionnaire response, due to the Committee’s sentiment that the questions did not allow for elaboration on responses or comment on how KCC’s policy outcomes might work together.

d) Councillors commented on the impact that loss of London Travelcards will have on the network, and proposed that recommendation to deliver Travelcards be included in the Town Council’s response.

e) The Town Clerk also proposed a request for KCC to continue to promote and support Community Rail Partnerships.

f) The draft response from the Town Council was approved with the above proposed amendments, and it was **RESOLVED** that it be forwarded to KCC in response to the consultation.

g) Councillors thanked Cllr Clayton for preparing the draft letter.

333 KENT COUNTY COUNCIL FAMILY HUB SERVICES CONSULTATION

The Committee received and noted copy of the Town Council's submitted response to the above public consultation by Kent County Council, as approved by the Planning Committee on 29th August 2023.

334 SOUTHEASTERN – CONSULTATION ON THE FUTURE OF TICKET OFFICES

The Committee received and noted copy of the Town Council's submitted response to the above public consultation by Southeastern, as approved by the Planning Committee on 29th August 2023.

335 KENT COUNTY COUNCIL'S RESPONSE TO SEVENOAKS TOWN COUNCIL'S PROPOSAL FOR TRAFFIC MIRRORS

a) The Committee received copy of correspondence between Sevenoaks Town Council and KCC with regards to the Town Council's request for traffic mirrors at the following locations. These approved by the Planning Committee on 19th June 2023:

- Where Burntwood Road meets Ashgrove Road
- On the junction where Brittain's Lane meets Oak Lane
- On Brittain's Lane where Ashgrove Road meets Oak Lane

b) It was noted that a concealed entrance sign had also been proposed on Oak Lane, past Dibden Lane where it approaches Brittain's Lane and Ashgrove Road.

c) Councillors noted with disapproval, KCC's refusal to install traffic mirrors on a road with poor sight lines, on the grounds that there have been no fatalities. This was noted to be contrary to policy outcome 2 of KCC's draft Emerging Local Transport Plan, which seeks to deliver the Vision Zero strategy of zero deaths on Kent roads by 2050 via risk-based approaches and prevention schemes.

d) Councillors questioned the accuracy of the crash history obtained by KCC, due to their being personally aware of one serious cycling injury at the site resulting in five broken discs, and one of the Town Cllrs having been in an accident there themselves. It was noted that KCC may not be aware of these due to the age of their data and under-reporting of less serious incidents.

e) It was **RESOLVED** that STC write back to KCC providing details the two accidents and imploring KCC to adhere to their Vision Zero strategy of preventing accidents.

f) Councillors also agreed the importance of encouraging residents to report all incidents in order to improve the reliability of such statistics.

336 KENT BUS SERVICES CHANGES BULLETIN COVERING JULY – OCTOBER 2023

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

337 KENT MINERALS SITES PLAN: SECOND CALL FOR SITES – HARD ROCK AUGUST 2023

a) The Committee received notice that KCC is holding a second Call for Sites for potential allocation of a hard rock quarry.

b) It was noted the consultation would run until 12th October 2023, with further information available via the below link:

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

338 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, received during the two weeks ending 4th September 2023.

b) Cllr Clayton reported with regards to the District Council's approval of 23/01880/MMA – Site of Summerhill, Seal Hollow Road, that the Town Council's grounds for refusal on fire engine turning-safety had been disregarded due to it being a Building Control issue.

339 PLANNING APPLICATIONS

(a) This item was moved further up the Agenda and considered after the approval of the Minutes. This as per Standing Order 10.a.viii. whereby the order of business of the Agenda may be changed without prior written notice.

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

[Plan no. 1] 23/01024/HOUSE – 79 Weald Road (AGAINST)

[Plan no. 1] 23/01024/HOUSE – 79 Weald Road (FOR)

(c) The Committee considered planning applications received during the two weeks ending 4th September 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

340 PRESS RELEASES

a) It was **RESOLVED** that a Press Release be issued outlining the Town Council's response to Kent County Council's public consultation on its draft Emerging Local Transport Plan.

b) It was also **RESOLVED** that a Press Release be issued advertising the meeting dates of the STNP Monitoring and Action Group and the Sevenoaks Town Sports Strategy Group, and encouraging members of the public or local organisations to attend.

There being no further business the Chair closed the meeting at 9:25pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 11-9-23

1	Plan Number	Planning officer	Town Councillor	Agent
	23/01024/HOUSE	Christopher Park 13/09/2023	Cllr Gustard	Mr Eren Munir
Applicant	House Name	Road	Locality	
Mr K Cummins		79 Weald Road	Kippington	
Town	County	Post Code	Application date	
			22/08/23	
23/01024/HOUSE - REVALIDATED and AMENDED plan				
Demolition of existing outbuilding. New proposed outbuilding to land at rear of house.				
A summary of the main changes are set out below:				
Amended drawings received on 18th August 2023.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:				
- Expected harm to the trees and hedgegrows and protected bluebell habitat of the Tree Protection Ordered woodland.				
- Failure to preserve woodland and wildlife, contrary to Policy L1 of the Sevenoaks Town Neighbourhood Plan				
Informative:				
The Town Council requested that the Arboricultural Officer attend the site for further investigation.				
If the Planning Officer is minded to approve the application, the Town Council request that:				
- The outbuilding be enured to the existing dwelling for its use and enjoyment,				
- That any construction that takes place be sympathetic and cause the least amount of damage, in order to protect the woodland.				

2	Plan Number	Planning officer	Town Councillor	Agent
	23/01532/HOUSE	Abbey Aslett 15/09/2023	Cllr Shea	Harringtons 2006
Applicant	House Name	Road	Locality	
Mr & Mrs Cunningham		29 The Moor Road	Northern	
Town	County	Post Code	Application date	
			24/08/23	

23/01532/HOUSE - Amended plan				
First floor rear extension. Roof lights to rear elevation.				
A summary of the main changes are set out below:				
Changes to eaves on rear elevation. Clarification regarding the impact on daylight. Rear window fenestration clarified. Additional rooflight.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the fenestration arrangement.				
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Planning Applications Considered

Applications considered on 11-9-23

3	Plan Number	Planning officer	Town Councillor	Agent
	23/01864/HOUSE	Abbey Aslett 14/09/2023	Cllr Skinner	Atelier73 Architects Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Milner-Pearce		The Old Barracks	95 Dartford Road	St Johns
Town		County	Post Code	Application date
				23/08/23
23/01864/HOUSE - Amended plan				
Proposed infill of existing balcony to create en-suite, alteration to fenestration.				
A summary of the main changes are set out below:				
A new planning statement has been provided. Changes have also been made to the proposed plans, including the removal of the rooflight and the insertion of two new windows on the rear elevation.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Conservation Officer's views.				

4	Plan Number	Planning officer	Town Councillor	Agent
	23/02025/MMA	Stephanie Payne 21/09/2023	Cllr Gustard	Paper Architecture
Applicant		House Name	Road	Locality
Mr Smoliyaninov		Hardres Lodge	56 Oakhill Road	Kippington
Town		County	Post Code	Application date
				31/08/23
23/02025/MMA - Amended plan				
Amendment to 21/03739/FUL.				
A summary of the main changes are set out below:				
The proposed site plan has been updated to correctly reflect the right scale.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the amendment.				

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02210/HOUSE	Stephanie Payne 13/09/2023	Cllr Daniell	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr Ward & Ms Epsley			15 Beaconfields	Kippington
Town		County	Post Code	Application date
				22/08/23
New garage extension. Replace the porch flat roof with a pitched roof. New permeable driveway.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 11-9-23

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02299/FUL	Anna Horn 19/09/2023	Cllr Granville	Prime Folio 01622691169
Applicant		House Name	Road	Locality
Mr R Bromley		Tor Na Coille	1 Ashley Road	Town
Town		County	Post Code	Application date
				29/08/23
Demolition of existing house and erection of 6 semi detached houses with car parking and access drives to existing road. Associated landscaping.				

Comment

Proposed from the Chair with Cllr Granville's apologies:

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

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02344/FUL	Anna Horn 13/09/2023	Cllr Daniell	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr P McPartland		Chance Cottage	104 Oakhill Road	Kippington
Town		County	Post Code	Application date
				22/08/23
Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of:

- Overdevelopment of the site
- Loss of privacy and overlooking of neighbouring properties
- Loss of amenity to the existing house

8	Plan Number	Planning officer	Town Councillor	Agent
	23/02414/HOUSE	Abbey Aslett 15/09/2023	Cllr Clayton	Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr D Liangh			19 Vine Court Road	Eastern
Town		County	Post Code	Application date
				24/08/23
Two storey side extension, ground floor extensions and new first floor.				

Comment

Sevenoaks Town Council recommended approval provided:

- The Conservation Officer is satisfied there is no harm to the character of the Vine Court conservation area which surrounds the site
- Conditions able to establish and / or preserve screening between the new house and the listed Bailey Scott dental surgery to the west are added to the permission.

Planning Applications Considered

Applications considered on 11-9-23

9	Plan Number 23/02430/MMA	Planning officer Samantha Simmons 21/09/2023	Town Councillor Cllr Gustard	Agent Mullery Architects
Applicant		House Name	Road	Locality
P Lyadnova, J.T Riley & Y.Li		The Paddocks, Land NE of	Heron Wood, Gracious Land	Kippington
Town		County	Post Code	Application date
				31/08/23
Amendment to 22/02672/FUL.				

Comment

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

10	Plan Number 23/02446/HOUSE	Planning officer Abbey Aslett 20/09/2023	Town Councillor Cllr Varley - reallocated Cllr Da	Agent N/A
Applicant		House Name	Road	Locality
Mr C Duncan			5 The Rise	Kippington
Town		County	Post Code	Application date
				30/08/23
Demolition of existing side extension, replacement single storey extension.				

Comment

Sevenoaks Town Council recommended approval.

11	Plan Number 23/02473/MMA	Planning officer Sean Mitchell 25/09/2023	Town Councillor Cllr Dr Canet	Agent Offset Architects
Applicant		House Name	Road	Locality
Kent Wildlife Trust		Sevenoaks Wildlife Reserve	Bradbourne Vale Road	Northern
Town		County	Post Code	Application date
				04/09/23
Amendment to 21/01480/FUL.				

Comment

Sevenoaks Town Council recommended approval.

12	Plan Number 23/02481/HOUSE	Planning officer Samuel Odell 22/09/2023	Town Councillor Cllr Willis	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mrs T Deeks		Oakend Cottage	1Oakfields	Town
Town		County	Post Code	Application date
				01/09/23
Single storey side extension.				

Comment

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

Planning Applications Considered

Applications considered on 11-9-23

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02488/HOUSE	Christopher Park 22/09/2023	Cllr Dr Canet	Sutton Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Powell			15 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/23
Demolition of existing conservatory. Single storey rear extension. Part garage conversion. Rooflights. Internal alterations. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

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Sevenoaks Town Council's Response to Kent County Council's Public Consultation on their Emerging Kent Transport Plan 'Turning the Curve to Net Zero'

As approved by the Town Council's Planning Committee on 11th September 2023

The Emerging Kent Transport Plan presents a stark assessment of Kent's capacity to meet the legal commitment to reduce carbon emissions from transport to Net Zero by 2050. The estimates presented (Figures 10 and 12, pages 27-30) show that by 2024 carbon emissions will have returned to 2019 levels, despite very little economic growth, and a significant reduction the number of exporting businesses. Kent's transport economy is becoming more CO2 intensive rather than less.

Looking further forward, the projection for 2037 at the end of the plan horizon shows Kent's transport CO2 emissions at around 75% of 2019 levels, while the level required for a credible pathway to 2050 according to the Climate Change Committee needs to be 20% - recognising that this last 20% will be the hardest to achieve. So expected 2037 emissions will be nearly 4 times what is required. The Emerging Plan presents few policy actions to close this gap. It is absolutely essential that the eventual Plan has a credible path to Net Zero, underpinned by clear actions.

The Sevenoaks Town Neighbourhood Plan recognises the Net Zero objectives of Central and Local Government, and we expect Kent's Transport Plan to do the same. That means Kent can no longer pursue the 'predict and provide' approach of earlier plans. An earlier edition - called 'Growth without Gridlock' has failed to provide for growth while doing little to reduce gridlock in and around Sevenoaks.

We are disappointed that priority is given in the Plan to securing funding for highway maintenance, and for increasing capacity in the strategic road network in preference to encouraging modal shift for freight from road to rail, and for people from road vehicles to rail, bus, and active travel. Positive policies to encourage these changes must be part of a credible path to net zero; they can and should be developed in ways which encourage economic growth rather than hinder it.

We support the policy objectives of:

- bearing down on road casualties on a risk based approach, with the objective of zero deaths; however we urge KCC to include all crash injuries in their assessments, recognising that even minor crash injuries act as a major disincentive to walking and cycling
- pressing for the reopening of international rail services from Ebbsfleet and Ashford, with the connecting rail services needed to make these stations into genuine hubs

- connecting Kent for the first time to at least one international airport by rail; at present we are the only county in South East England without such a sustainable link.

However Policy Outcomes 8 (increased use of public transport - bus and rail) and 9 (increased active travel) need to be given much higher priority, and to be linked in to the Plan's other objectives of CO2 reduction, crash injury reduction and reducing congestion. These links can easily be made through urban speed reduction schemes (20mph), HGV controls, walking zones and routes, better transport interchange facilities and provision for cycle parking and routes. All these are supported by the Sevenoaks Town Neighbourhood Plan, supported by overwhelming majority at referendum, and we expect the Kent Plan to articulate clearly how these and other measures will be encouraged.

We urge KCC to bring its approach for urban road measures to reduce speeds into the 21st century to encourage walking and cycling. The bizarre approach to 20 mph speed indicator devices - used across London and much of Europe but not permitted in Kent - should change as soon as possible. Kent's reliance on expensive hard road engineering (built out kerbs and chicanes) should be superseded where possible by planters and 'soft' traffic calming which are a fraction of the cost and much more flexible. Experience shows that KCC does not have capacity to design and implement hard traffic measures to support active travel projects at the rate needed to change travel behaviour. The authority is encouraged to develop a more devolved model to respond to local needs.

Rail travel is vital for Sevenoaks, and we urge KCC to be more ambitious. Getting travellers back onto trains is essential to contain congestion and CO2 emissions. This should be done by delivering the promises made since 2015 to integrate West Kent into transport networks for London:

- regular fast trains from Maidstone East via Otford and Swanley to join CrossRail at Farringdon and beyond as promised in 2016/7/8; this was the only gain for Kent from the Thameslink project, and not yet delivered
- integrating the metro services which start from Sevenoaks into Transport for London as promised in 2015, giving benefits on station staffing and quality of service management
- integration into the London ticketing system through Oyster (as in Essex, Hertfordshire and elsewhere) as promised repeatedly rather than the DfT's inferior, incomplete and separate contactless system. Travelcards including those to London should also be delivered to avoid discouraging rail travellers.

West Kent needs KCC to press DfT for remedies to its ageing and unreliable trains, a list of undelivered promises and exceptionally high fares per mile.

The Town Council also strongly implores that KCC continue to promote and support Community Rail Partnerships.

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Appeal Decision

by Mr Cullum Parker BA(Hons) PGCert MA FRGS MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 18.09.23

Appeal Ref: APP/G2245/W/22/3301377 RD

Pinehurst House Care Home, Pinehurst, Sevenoaks, Kent TN14 5AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Impact Developments Sevenoaks Ltd against the decision of Sevenoaks District Council.
 - The application Ref 20/03293/FUL, dated 13 November 2020, was refused by notice dated 28 January 2022.
 - The development proposed is described as '*Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting*'.
 - **This decision supersedes that issued on 2 December 2022. That decision was quashed by Order of the High Court.**
-

Decision

1. The appeal is allowed and planning permission is granted for the Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting at Pinehurst House Care Home, Pinehurst, Sevenoaks, Kent TN14 5AQ in accordance with the terms of the application, Ref 20/03293/FUL, dated 13 November 2020, subject to the conditions set out in Appendix A.

Procedural Matters

2. This decision supersedes that issued on 2 December 2022, which was quashed by the High Court. The statement of reasons indicates that policy SP7 should have been taken into account in that decision. I have redetermined the appeal afresh (or *de novo*). My role is not to review the previous appeal decision. Nonetheless, in determining the appeal scheme, I have taken into account this policy, and the adopted development plan as a whole, in reaching my decision.
3. Since the original appeal was submitted, the Appellant has provided some further evidence relating to Biodiversity Net Gain (BNG). This, and comments relating to it, have been taken into account in determining the appeal.
4. The *Sevenoaks Town Neighbourhood Plan 2020-2038* (STNP), was 'made' on or around 23 May 2023. It now forms a part of the statutory development plan for the area, and I have taken it into account accordingly.

5. Both the main and interested parties have had an opportunity to consider and comment on the appeal, with a further period given for any further representations in late July to early August 2023. I have taken those, and all submitted, representations into account in coming to my decision.

Main Issues

6. The main issues are:

- (i) The effect of the proposed development on the character and appearance of the area; and,
- (ii) The effect of the proposal on highway safety, with specific regards to parking; and,
- (iii) The overall planning balance.

Reasons

Character and appearance

7. The site is occupied by a part single, part two storey building arranged in a cruciform shape. The building was last used as a care home. The main parties agree in the Statement of Common Ground (SOCG) that the site is a 'brownfield site', with the ground level lower than the surrounding area, forming a bowl type shape in which the existing buildings sits. There is a hardstanding for parking at the front of the site. There are trees along the frontage and around the site's periphery. This is a former landfill site and there are contamination monitoring stations positioned around the grounds.
8. The surrounding area is predominantly residential in nature and located within a suburban area of Sevenoaks. Pinehurst comprises tightly clustered, but informally arranged, two storey houses with paved driveways and soft landscaped front gardens. Filmer Lane, to the west of the site, has similar housing and front gardens but laid out in a regular pattern. These are quiet no-through roads located to the north of a traffic light-controlled junction with Seal Road, part of the busy A25 leading to Sevenoaks town centre in one direction and towards the M25/M26 junction in the other.
9. The proposal seeks the erection of apartment blocks around a central quadrangle with parking areas to the front and sides. The two blocks fronting Pinehurst would be three storeys. The blocks to both sides would have accommodation arranged over four floors whilst the rear block would have five floors in total. At face value, it would be logical to assume that the form and scale of the proposed development would clearly differ to that of surrounding housing. Indeed, the height of the taller parts of the proposal would exceed those of nearby dwellings, which are generally two-storey in height, when considered on plan height alone.
10. However, the relative surrounding land levels means that the two storey dwellings on the northern part of Filmer Lane and eastern side of the site on Pinehurst are visually and in practical terms located at a higher level to those at the western end of Pinehurst near the junction with Filmer Lane. The height relationship can be seen on the scaled drawings A-19238-P-ML-305 P1 titled *General Arrangement Public Realm Street Scenes [Site Elevations]*.

11. On these drawings and that labelled *Public Realm Site Elevation - South* it is possible to compare the height between the proposal and those to the west on Filmer Lane and to the east on Pinehurst. It is clear to see that the roof height of the tallest block – D – which is set back some distance from the front of the site, would be not dissimilar to that of the highest dwelling on Filmer Lane (labelled as No14 on the submitted site plan). To the east, the height difference is more noticeable. Yet there is a large gap between the proposed built form and the dwellings on this side of the site. This gap, together with the relative land levels and the fact that the tallest element of the proposal would be some distance back from the highway Pinehurst and seen in the context of both the buildings to the front of the site and also the rising land to the north of the site, mitigates the visual effect of the seemingly tall five-storey block proposed compared to the surrounding two-storey form.
12. Furthermore, the blocks (A and B) to the front of the site would be around three-storey in height – two storey plus liveable space in the attic level. These would, together with the distance between them and Block D to the north, effectively screen the view of Block D from most public views. At the very least, it would ameliorate the visual impact of Block D and its contrasting height compared to two-storey dwellings found nearby. Moreover, the three-storey height of Blocks A and B are, in themselves, not too dissimilar in height to the two-storey houses found in the locality. I also note that Blocks C and E, on either side around the central quadrangle, would be four storeys in height. But considering these in the same way as Block D, their heights would be approximately the same as that seen at No. 14 Filmer Lane and not significantly higher than that found at the dwellings to the east on Pinehurst.
13. With regard to bulk, scale and mass, it is clear that the proposed buildings would be wider and/or deeper than the two-storey houses found on Pinehurst, Filmer Lane and Seal Road/A25. However, the context is important here. Whilst the proposed buildings would be noticeable from some positions they would generally assimilate well into the undulating nature of the area. The appeal site and its surrounds are not an area of flat land but rather characterised by undulations in the landform. Moreover, the design of the proposed buildings contains architectural features such as the defining of three storey gabled columns on the elevation fronting Pinehurst, the use of different and contrasting materials both horizontally and vertically, and the creation of create gaps and spaces between the five buildings and the existing built form. In doing so, the proposal would not appear as a large and bulky mono-block of brick.
14. Although the Appellant has sought to integrate the proposed scheme into the topography of the site and its surroundings, there would still be a noticeable contrast in its form and massing in relation to the lower density homogenous pattern of housing in adjacent roads. Nonetheless, as a matter of planning judgement, this would not be unduly obtrusive, nor so out-of-keeping to result in harm to the character of the area. The additional height and massing in relation to the existing street scene would be adequately separated from adjacent housing and the frontage block would largely screen and soften the appearance of the higher blocks further back.
15. In terms of density, I note the points raised by interested parties and Policy SP7 of the *Sevenoaks District Council Core Strategy* - Adopted February 2011, which was not listed on the Council's Decision Notice. I also

acknowledge the Order of Mr C M G Ockelton sitting as a Judge of the High Court, dated 20 February 2023, to which this policy is also referred to.

16. Policy SP7 sets out that all new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. The Order noted that it is written in a way as to promote density as high as appropriate rather than imposing any numerical upper limit.
17. As detailed above, I have found that the design is acceptable and would not compromise the character of the area. Indeed, it makes an efficient and intelligent use of the land for residential use, taking into account its topography and surrounding area. I note the points made that the proposal would represent a density of around 82 dwellings per hectare (dph), which would exceed that sought for urban areas in Sevenoaks at 40dph. But for the aforesaid reasons, I do not find that the mathematical density excludes a higher density, so long as the design, scale, form and massing are acceptable. I am reinforced in this view by the fact that the Local Planning Authority continues to find that there is no conflict with this Policy which would constitute a reason for refusal.
18. An interested party has suggested that the density proposed would create a precedent for other developments in the district of a similar density. It would be surprising if there were not a variety of densities found or sought in the district – such an approach makes the most efficient and effective use of land. However, the proposal here does not set a precedent as suggested. Each proposal is considered on its own merits, as I have done here. In this case, I have found, as set out in Policy SP7, that the proposal would make an efficient use of land for housing having regard to the character and location of the area.
19. Accordingly, taking into account all matters raised by the main and interested parties on character and appearance, I find that the proposal would not have an adverse effect on the character and appearance of the area. As such it would accord with Policies SP1 and SP7 of the *Sevenoaks Core Strategy (2011)* (CS), Policy EN1 of the *Sevenoaks Allocations and Development Management Plan (2015)* (ADMP) and Policy C4 of the STNP. Amongst other aims, these require all new developments to be designed to a high quality, responding to the distinctive local character of the area it is located in and that the development would respond to the scale, height, materials and site coverage of the area, respect the topography and character of the site and surrounding area and incorporate trees and supplementary landscape measures to enhance the site's appearance and biodiversity potential.
20. It would also accord with local design guidance for new development in the Character Area MO2 comprising Pinehurst and the lower part of Filmer Lane. This guidance promotes respect for the harmonious palette of mainly brown materials and retention of mature trees contributing to the character of the area. The proposal would adhere to these design guidelines.
21. Similarly, the proposal would accord with key objectives in the *National Planning Policy Framework* (the Framework). Paragraph 119 promotes the effective use of land in meeting the need for homes and other uses, particularly on previously developed land, such as the appeal site. Paragraph 130 (c) on achieving well-designed places requires developments to be '*sympathetic to local character and history, including the surrounding built environment and*

landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'. The proposal achieves the balance required by this policy.

Highway safety

22. The Statement of Common Ground (SOCG) dated 16 September 2022 sets out that the second reason for refusal, relating to off-road parking and highway safety, was no longer contested between the main parties. This was because a legal agreement under Section 106 of the TCPA has been submitted (dated 12 October 2022) which includes measures to address parking and impact on the surrounding area¹. A 'new' legal agreement has been submitted, dated 23 August 2023, which ostensibly covers the same matters.
23. Nonetheless, concerns have been raised by interested parties and originally by the Council that there is inadequate parking on the site. Indeed, the Council when applying their residential parking standards, considered that there would be a shortfall of eight spaces in parking provision. Many local residents are concerned that the levels of on-site parking are inadequate and would therefore result in offsite roadside parking leading to conditions that would be prejudicial to highway safety.
24. The proposal would provide 60 car parking spaces including 9 visitor parking spaces on the frontage and a single space for a car club. I saw during my site inspection that the residential dwellings in Pinehurst and on Filmer Lane have generous on-site parking capacity. Moreover there were no outward signs that this area is currently subject to on-street parking controls – for example limiting hours or parking or requiring permits.
25. Parts of the carriageways on Filmer Lane and Pinehurst are relatively narrow, which makes them less than ideal for on-street parking, even if it is technically permitted by the lack of on-street controls. I note the concerns raised in terms of the potential obstruction and nuisance in Pinehurst and congestion in the southern part of Filmer Lane where there are no parking restrictions, which could interfere with traffic flows at the traffic light-controlled junction with Seal Road.
26. The local highway authority, Kent County Council, have not objected to the proposal subject to the inclusion of specified planning conditions and to the completion of a planning obligation relating primarily to a residential travel plan and support for a car club. A completed obligation dated 23 August 2023 has been submitted signed by Impact Developments Sevenoaks Limited, Victoria Capital Trust, Sevenoaks District Council and Kent County Council.
27. This includes requirements for the appellant to submit a Travel Plan for approval and to implement agreed measures, to pay a Travel Plan Monitoring Fee, to enter into agreement with a Car Club Operator for residents' initial free use of a car club vehicle and parking space at the site, to monitor take up of the car club facility to inform agreement on the appellant's ongoing funding of the car club and to submit for approval a car park management plan. The obligation also includes requirements for the appellant to enter into a 'Highway Agreement' for yellow lines at the junction of Seal Road and Filmer Lane and to

¹ See SOCG, Para 5.12

fund a Traffic Regulation Order for Pinehurst unless the Travel Plan indicates that this is not required.

28. The provision of the car club has the potential to reduce car ownership at the site. The travel plan and its monitoring should indicate the adequacy of on-site parking provision in relation to the parking shortfall against the Council's standards and also for the need for any highway measures in Pinehurst. The provision of yellow lines on the southern part of Filmer Lane would enable control of street parking here to ensure safe access to and from Seal Road.
29. In achieving these outcomes, I find that the obligation would address the highway and parking concerns raised. Moreover, I consider it necessary to make the development acceptable in planning terms, to be directly related to the development and to be fairly and reasonably related in scale and kind to the development. The obligation would therefore satisfy the requirements of Regulation 122(2) of the *Community Infrastructure Levy Regulations (2010)*.
30. Accordingly, I find that there would not be any conflict with Policies EN1 and T2 of the ADMP in relation to vehicle parking provision and means of access for new residential development. Nor would there be conflict with the Framework which states at Paragraph 111 that, '*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

Other matters

31. Interested parties have objected to the proposal on grounds other than those forming the Council's refusal reasons. I now consider these, and other matters that require consideration, in this section of the decision.
32. Several interested parties have raised concerns about the impacts on residential amenity in relation to loss of light, loss of outlook and loss of privacy. The Appellant has submitted a Daylight and Sunlight study that demonstrates that the proposal satisfies target requirements in the British Research Establishment (BRE) in relation to light loss for neighbouring properties. The new buildings would clearly be visible from some rear or front windows to nearby houses and would result in a change of view compared with outlook towards the existing building. However, the separation distances to the new buildings on all sides of the site are such that there would not be significant visual intrusion or loss of outlook in planning terms.
33. Similarly, the separation distances coupled with the proposed arrangement of windows would be sufficient to ensure no loss of privacy in relation to standards set by the National Design Code Model. I note the observations from an interested party setting out that two windows serving kitchen areas would not be obscured glazed and could provide the ability to overlook gardens to the east and west.
34. However, given the height of the proposal in relation existing buildings, the intervening separation between the buildings and the gardens and the proposed areas that these windows would serve – in front of the kitchen sink – I do not find that they would result in material harm in terms of overlooking or loss of privacy for the occupiers of nearby dwellings or their garden areas.

Site contamination

35. Some interested parties have expressed concern at the risk of nuisance from site contamination released through building operations. However, the use of appropriate planning conditions should mitigate this potential risk.

Planning obligations

36. A residential development of this size would ordinarily trigger the need for provision of some affordable housing. The Appellant's viability assessment, which has been independently verified, demonstrates that due to the extent and cost of stabilisation and remediation to groundworks to enable the development to proceed that the scheme would be unviable if affordable housing were to be secured. I see little reason to disagree with the evidence before me on this matter.
37. Kent County Council initially requested that the planning obligation includes developer contributions towards primary and secondary education, libraries, community learning, youth services, social care and waste, but withdrew its request shortly before the original Hearing. Funding for these concerns could be made available from the Community Infrastructure Levy (CIL) receipts that would be chargeable to the developer in implementing the scheme. Allocation of CIL receipts would be a matter for the Local Planning Authority in the first instance.
38. Whilst there may be uncertainty on the extent of CIL receipts that could be made available for infrastructure in the wider Kent area, the request for these matters to be included in the planning obligation would not satisfy the tests for planning obligations set out in the CIL Regulations and Paragraph 57 of the Framework. They are not necessary to make the proposal acceptable in planning terms.

Land ownership

39. It became apparent late in the appeal process that there are two slivers of land at the site not in the appellant's ownership. The notification of the proposal to these owners required by planning legislation has subsequently been made. No further representations in relation to this matter have been drawn to my attention. Access across the land to and from the public highway has been made for several years. Private ownership of parts of the site is not a material planning consideration.

Biodiversity Net Gain

40. Neighbourhood Plan Policy L1 of the STNP requires that new development delivers a net gain for biodiversity. This is consistent with national policy changes in England where, by the end of 2023, all new major developments will need to deliver a 10% net gain for biodiversity.
41. The Appellant has submitted information relating to Biodiversity Net Gain (BNG) at the re-determination stage. I sought comments from the Local Planning Authority, whose advisers at the Kent County Council Ecological Advice Service provided comments dated 2 August 2023. This advice raised concerns as to whether the proposal would result in a 20% loss of biodiversity, or if the loss would be greater.

42. However, subsequent to this, the Appellant indicates that the use of planning conditions has been discussed and agreed with the Local Planning Authority and Kent County Council in order to secure biodiversity net gain. These are conditions which would require updates to the BNG metric before works start on site and that any such BNG are secured for a period of at least 30 years. Subject to the imposition of such conditions in this case, I find that the proposal would accord with Policy L1 of the STNP.

Housing Land Supply

43. The SOCG sets out that in September 2022 the Council could not demonstrate a 5-year housing land supply. The latest 'tested position at appeal' was 2.6 years. The main parties agreed that the 'shortfall in delivery is severe' in this district.
44. In terms of the Government's Housing Delivery Test (HDT) the outturn for the three years were 71% (2019), 70% (2020) and 62% (2021) against the target of homes to be supplied. This demonstrates both a deteriorating position and a significant under delivery of housing over recent years.
45. I sought an update on this position in July 2023, and the Council confirmed that their position remains as set out in their original statement of case and the statement of common ground. The Council confirmed that its position in August 2023 is that there is a 2.8 year supply of deliverable housing land and the most recent Housing Delivery Test score is 62% of housing delivery against its housing target for the years 2018/19 to 20-21.² Based on the evidence before me, I see no reason to disagree with the agreed positions of the main parties at September 2022.
46. As such, the presumption in favour of sustainable development set out in Paragraph 11 of the *Framework* is engaged³. I consider this matter further in the overall planning balance.

Planning balance

47. The main factors against the appeal proposal are the objections of the Local Planning Authority and interested parties relating to the effect of its height and massing on the character and appearance of the area. Contrast with the existing development would be most apparent from close public viewpoints in Pinehurst. However, I have found that the proposal would not result in harm in respect of character and appearance for the aforesaid reasons. Moreover, I have found that concerns relating to parking and highway matters could reasonably be mitigated by the completed planning obligation that has been submitted.
48. Set against these concerns, the proposal would have the benefit of providing much needed housing in the Sevenoaks area. This is an area where large parts of the District is designated as Green Belt and some of this also Areas of Outstanding Natural Beauty. These are areas where development policies apply that restrict development. As such, making the full use of previously

² Letter from LPA dated 9 August 2023

³ Footnote 8 of the Framework explains 'This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'

developed land within the built-up area, which includes the appeal site, makes sense.

49. Indeed, Paragraph 125 of the Framework states that *'where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site'*. In applying this approach which is not dissimilar to that set out in the Development Plan through Policies SP1 and SP7 of the CS, Policy EN1 of the ADMP, and Policy C4 of the STNP, the reality is that sometimes there will be a contrast between proposed and neighbouring developments. That is a situation that arises in this case. But this would not be contrast that is unsatisfactory in design or character and appearance terms, as I have found the proposal to be acceptable in this respect.
50. Moreover, the Council's recent record on housing delivery has been extremely poor. This record is woeful to the extent that the presumption of sustainable development is engaged. This is set out at Paragraph 11(d) of the Framework, which states that permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the Framework taken as a whole.
51. In this instance, I have not found that there would be any adverse effects of granting permission. Nonetheless, for clarity, I find that the proposal would result in a large number of benefits. These would include; economic benefits arising from employment during the construction phase and the generation of CIL payments towards local infrastructure; the delivery of 56 homes would result in social benefits and make a significant contribution towards the housing shortfall in this area; environmental benefits through modular construction techniques reducing energy consumption; and significant environmental benefits including the stabilisation and remediation of a contaminated former landfill site.
52. Should there be any doubt, I find that the benefits of the proposal weigh significantly in favour of the proposal. Having regard to all relevant planning considerations, I find that the balance here lies in the granting of planning permission, subject to appropriate planning conditions.

Conditions

53. The SOCG sets out a list of suggested conditions which are 'agreed' by the main parties were permission forthcoming. In considering the use of planning conditions I have taken into account Paragraph 56 of the *Framework* and the guidance provided in the national Planning Practice Guidance on the use of planning conditions.
54. I have not included the suggested condition restricting permitted development allowances as it is not necessary to make the development acceptable. In addition to the statutory condition to limit the lifespan of the permission, it is necessary to list the approved plans to provide certainty.
55. Several pre-commencement planning conditions are warranted. Firstly, the approval of a Construction Method Statement to mitigate risks to highway safety and to safeguard living conditions for residents near to the site.

Secondly, as there are contaminants at the site, conditions are necessary in relation to gas monitoring and remediation of the land. A sustainable drainage scheme based on information in the appeal documents needs to be approved prior to works commencing to ensure satisfactory site drainage. Similarly, pre-commencement conditions are needed on possible noise nuisance from the quarry site to the north and to ensure appropriate archaeological investigations can take place prior to building operations. Finally, fencing to protect retained trees needs to be in place prior to building operations commencing.

56. The submitted landscape measures need to be implemented and a landscape management plan approved to ensure a satisfactory appearance to the site. Details of external finishes and photovoltaic panels need to be approved for the same reason. Hours of working on site and the details of external lighting need to be controlled in the interests of residential amenity. Piling for foundations should be controlled by a condition to safeguard water from contamination. Glazing to the windows in the eastern elevation of blocks C and D needs to be controlled to safeguard privacy in facing dwellings.
57. To ensure that the site operates effectively as intended conditions are needed to ensure the provision of refuse and recycling bins, broadband, bicycle parking facilities, car parking places with appropriate management and electric charging points. A condition relating to Secured by Design accreditation is needed in the interests of crime prevention. Finally, conditions are needed in relation to biodiversity to protect identified species and to ensure ecological net gains on site.

Conclusion

58. The proposed development would accord with the development plan when considered as a whole and there are no material considerations which indicate a decision otherwise than in accordance with it.
59. For the reasons given above I conclude that the appeal should be allowed.

C Parker

INSPECTOR

Appendix A – List of conditions imposed

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: N0704(08)020A, N0704(90)001A, N0704(96)001B, A19238-P-00-200-B, A-19238-P-01-02-201-P1, A-19238-P-03-04-202-P1, A-19238-P05-203-P1, A-19238-P-ML-240-P1, A-19238-P-ML-241-P1, A-19238-P-ML-242-P1, A19238-P-ML-243-P1, A-19238-P-ML-244-P1, A-19238-P-ML-245-P1, A-19238-P-A-B220-P1, A-19238-P-A-B-221-P1, A-19238-P-C-222-P1, A-19238-P-C-223-P1, A-19238-P-C-224-P1, A-19238-P-D-225-P1, A-19238-P-D-226-P1, A-19238-P-D-227-P1, A19238-P-E-228-P1, A-19238-P-E-229-P1, A-19238-P-E-230-P1, A-19238-P-ML-300-P1, A-19238-P-ML-301-P1, A-19238-P-ML-302-P1, A-19238-P-ML-303-P1, A-19238-P-ML304-P1, A-19238-P-ML-305-P1, A-19238-P-00-001.
- 3) No development shall take place, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) temporary traffic management measures and signage;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) delivery, demolition and construction working hours.The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 4) No development shall commence until continuous ground gas monitoring results have been submitted to the local planning authority for their review and approval.

If the continuous ground gas monitoring indicates contamination, then a detailed scheme of mitigation to prevent migration of ground gases by the provision of cut-off trenches or boundary gas venting, shall be submitted to and approved in writing by the local planning authority, prior to the commencement of development.

The development shall be carried out in accordance with the approved mitigation scheme, or any later variation thereof approved by the local planning authority.

After development commences, if any potentially contaminated flammable/toxic gas not previously identified is discovered or further gas mitigation is required, then a further assessment and mitigation/remediation strategy shall be submitted to and approved in writing by the local planning authority.

If no further contamination/gas migration is found, then this should be detailed in a gas monitoring completion/verification report that shall be submitted to and approved in writing by the local planning authority.

- 5) No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
- i) a survey of the extent, scale and nature of contamination;
 - ii) the potential risks to: human health;
 - iii) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - iv) adjoining land;
 - v) ground waters and surface waters;
 - vi) ecological systems; and
 - vii) archaeological sites and ancient monuments.
- 6) No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option, the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development, or relevant phase of development, is occupied.
- 7) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development, or relevant phase of development is resumed or continued.
- 8) No development, except for demolition, shall commence in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the principles contained within the Sustainable Drainage Strategy report by Richard Jackson Associates November 2020. The scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the

climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The scheme shall also demonstrate (with reference to published guidance) that

- i) silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, and
- ii) appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

- 9) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the local planning authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.
- 10) No development shall take place until a noise assessment has been undertaken to assess the impact of noise arising from the adjacent quarry site. The assessment, together with any mitigation scheme recommended for protecting the proposed dwellings from noise, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details before any permitted dwelling is occupied unless an alternative period is otherwise agreed in writing by the local planning authority.
- 11) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a Palaeolithic watching brief to be undertaken by an archaeologist familiar with Palaeolithic remains. The watching brief shall be in accordance with a written programme and specification which shall have been submitted to and approved by the local planning authority and shall ensure that the excavation is observed, and items of interest and finds are recorded.
- 12) No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown in the Arboricultural Survey by Quaife Woodlands - AR/4020/jq dated 10/11/20 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered, and the land kept free of vehicles, plant, materials and debris.
- 13) The hard and soft landscaping details as shown on approved plan nos. N0704(08)020A, N0704(90)001A, N0704(96)001B shall be implemented prior

to first occupation of the development hereby approved. If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five years of completion of the development, it shall be replaced with the same species or an approved alternative to the satisfaction of the local planning authority within the next planting season.

- 14) Before any part of the development is first occupied a landscape management plan, including long term design objectives covering a period of no less than 5 years, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.
- 15) Prior to the completion of the damp proof course, further details of the external finishes of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall accord with the approved details.
- 16) Prior to the completion of the damp proof course, further details of the proposed location, design and specification of the solar photovoltaic panels to be used within the development hereby approved shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the development.
- 17) Construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the local planning authority.
- 18) Prior to the completion of the damp proof course of the development hereby permitted details of an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination. Any lighting, which is so installed, shall thereafter be maintained, and operated in accordance with the approved details and shall not be altered other than for routine maintenance.
- 19) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority. This may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater, in which case, development shall only be carried out in accordance with the approved details.
- 20) The windows that serve the circulation cores and stairwells to the eastern facing elevations of blocks C and D of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and shall be permanently fixed shut, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; the windows shall thereafter be permanently retained as such.
- 21) The development hereby permitted shall not be occupied until the on-site bicycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

- 22) The development hereby permitted shall not be occupied until the storage facilities for bins and recycling shown on the approved plans have been provided and made available for use. These facilities shall be maintained in accordance with the approved details thereafter.
- 23) The development shall be constructed to provide on-site modern communication and technology infrastructure, which should include Broadband, high speed internet cabling and digital TV cabling. Details relating to the provision of such infrastructure shall be submitted prior to the completion of the damp proof course of any phase of the development. No residential unit in any phase shall be occupied until the approved infrastructure has been provided in each relevant phase, or in accordance with an alternative timescale agreed by the local planning authority as part of the approved details.
- 24) The car parking and turning arrangements shall be constructed in accordance with details shown on the approved plans. Prior to first occupation of the development hereby approved, details of a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the local planning Authority. The CPMP shall be implemented in accordance with the approved details and operated as first approved thereafter unless the local planning authority agrees to any variation in advance.
- 25) Prior to the completion of the damp proof course of the development hereby permitted, a Residential Travel Plan detailing measures to be put in place for the development shall be submitted to and approved in writing by the local planning authority. The Plan shall include reference to Travel Plan measures to be set out within the residents' welcome packs. The detailed Travel Plan for the development shall thereafter be carried out and operated as approved.
- 26) The development hereby permitted shall not be occupied until a scheme to show the provision of in excess of 15 electric vehicle charging points, including the proposed location, type and specifications has been submitted to and approved by the local planning authority. The charging points shall all be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). The charging point shall be installed in accordance with the approved details and shall be available for use prior to first occupation of the development.
- 27) The applicant shall obtain a Secured by Design accreditation for the development hereby permitted, a copy of which shall be submitted to and approved in writing by the local planning authority within three months of the completion of the development hereby permitted, unless otherwise agreed.
- 28) Within six months of works commencing, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the local planning authority. This shall include the recommendations in section 5.43 of the Preliminary Ecological Appraisal (Greengage November 2020) and section 5 of the 'Badger Survey Report and Mitigation Strategy' (Greengage November 2020). The approved details shall be implemented prior to first occupation of the development hereby approved and retained thereafter.
- 29) From commencement of works (including site clearance), all precautionary mitigation measures will be implemented in accordance with the details for the following: - For reptile mitigation - Sections 5.28 through to 5.31 of Preliminary Ecological Appraisal (Greengage November 2020); - For badger mitigation - Section 5 of the 'Badger Survey Report and Mitigation Strategy'

(Greengage November 2020);- For bats mitigation - Sections 5.15 through to 5.33 of the bat emergence survey report (Greengage October 2020), unless varied by a European Protected Species licence subsequently issued by Natural England.

30) Prior to works commencing an updated Biodiversity Net Gain (BNG) Excel metric and report must be submitted to and approved in writing by the local planning authority. The submitted documents must provide details of the following:

- (i) proposed onsite habitat creation/retention corresponding with the approved landscaping plan.
- (ii) Habitat baseline of the off site habitat creation site
- (iv) Details of the proposed off site habitat creation/enhancement required to achieve a Biodiversity Net Gain.
- (v) Map showing the location of the off site habitat creation.
- (vi) Details demonstrating that the on and off site habitats can achieve the required condition.
- (vii) Management requirements for the off site habitats

The submitted information must demonstrate that a Biodiversity Net Gain of at least 10% can be achieved and the Biodiversity Net Gain trading rules have been met.

31) Prior to works commencing information must be submitted to and approved in writing by the local planning authority, demonstrating that the off site Biodiversity Net Gain agreed as part of condition 30 can be achieved. The submitted information must demonstrate the following: Payment has been made to a Biodiversity Net Gain habitat provider OR Agreement has been made with a landowner for the required habitat creation/enhancement.

The submitted information must demonstrate that the management agreed as part of Condition 30 will be implemented and the required Biodiversity Net Gain will be secured for at least 30 years.



Parish Council

Tel: 01732 227000 Option 3
Ask Louise Cane
My 23/00041/RFPLN
Date: 5th September 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	Mr Luca De Pascalis		
Site:	Site Formerly Known As Sevenoaks Open Air School Oakhill Road Sevenoaks Kent TN13 1NP		
Nature:	Demolition of school building and garage and construction of one single storey dwelling.		
SDC Ref:	23/00041/RFPLN	Planning Inspectorate Ref:	APP/G2245/W/23/3322158
Start Date:	30th August 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/23/3322158**.

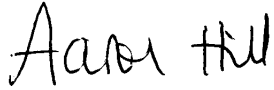
Comments should be submitted by **4th October 2023**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

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

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

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Aaron Hill'.

Aaron Hill
South Team Manager

DOCUMENTS on DEPOSIT



**These documents
should remain available for
public inspection until
30 October 2023**

In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION & RESTRICTION OF WAITING & LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 39) ORDER 2022

Road Traffic Regulation Act 1984

Please return to:

Traffic Management Team

Kent County Council Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU



**In the District of Sevenoaks
(THE KENT COUNTY COUNCIL
VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION & RESTRICTION OF WAITING & LOADING & UNLOADING & ON-
STREET PARKING PLACES)
(AMENDMENT 39) ORDER 2022**

Road Traffic Regulation Act 1984

Notice is given that KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1(1), 2 (1) to (3) 3 (2), 4 (1) and (2), 32 (1), 35 (1), 36, 45, 46, 47, 49, 53 and 124 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 (hereinafter referred to as 'the Act'), the Traffic Management Act 2004 and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order:-

The effect of the made Order will be to introduce or amend existing waiting restrictions (DYL means double yellow lines "no waiting at any time" restrictions) in the following length of roads:-

Roads in the District of Sevenoaks

TOP DARTFORD ROAD – HEXTABLE – DYL – (1) On the northeast side extend the existing lines by 7 metres on the east side of the junction with Puddledock Lane in an easterly direction. (2) On the northeast side extend the existing lines by 15 metres on the southwest side of the junction with Puddledock Lane in a south westerly direction. **HAMLIN ROAD – RIVERHEAD – DYL** – On both sides from the junction with London Road extend the lines to 11 metres in an easterly direction. **ST JOHNS HILL – SEVENOAKS – DYL** – On the west side extend the existing lines outside Ferndale Flats by 7.5 metres in a southerly direction. **CLARE WAY – SEVENOAKS – DYL** – On both sides of the junction with Lea Road for a distance of 10 metres in a south westerly direction. **HURST WAY – SEVENOAKS – DYL** – (1) On the northeast side from the junction with Lea Road for a distance of 10 metres in a north easterly direction. (2) On the southeast side from the junction with Lea Road for a distance of 7 metres in a north easterly direction. **LEA ROAD – SEVENOAKS – DYL** – (1) On the northwest side to a point 10 metres southeast and to a point 16 metres northwest of the junction with Hurst Way. (2) On the southwest side to a point 10 metres southeast and to a point 17 metres northwest of the junction with Clare Way. (3) **SYL- Mon-Sat 8am – 6pm** On the southeast side from the boundary of 2/4 Lea Road for a distance of 25 metres in a westerly then southerly direction. **ST MARYS ROAD – SWANLEY** (1) On the northeast side remove the School Keep Clear Markings outside Dawn to Dusk Nursery and the double yellow lines for a distance of 34 metres and replace with a zebra crossing. (2) On the southeast side remove the double yellow lines opposite the Dawn to Dusk Nursery for a distance of 40.5 meters and relace with a zebra crossing. **LONDON ROAD – SWANLEY – DYL** – On the north side extend the existing lines from the Junction with Rogers Court by 17 metres in a westerly direction. **WESTWAYS – WESTERHAM – DYL** – (1) On the east side extend the existing lines from the junction with Croydon Road by 11 metres in a southerly direction. (2) On the west side extend the existing lines from the junction with Croydon

Road by 7 metres in a southerly direction.

The Order was made on 14 September 2023 and its provisions will come into effect on 15 September 2023.

A full statement of the Council's reasons for making the Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the made Order may be examined at Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 15 September 2023 at www.kent.gov.uk/highwaysconsultations

Anyone may, by application to the High Court within 6 weeks of the date of publication of this Notice, challenge the validity of the Orders or of any provision contained in them on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984, or any instrument made thereunder, or that there has been a failure to comply with any statutory requirement to the Orders.

Simon Jones

Corporate Director Growth, Environment & Transport



In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION & RESTRICTION OF WAITING & LOADING &
UNLOADING & ON-STREET PARKING PLACES)
(AMENDMENT 39) ORDER 2022

Road Traffic Regulation Act 1984

STATEMENT OF REASONS

The Kent County Council acting as the Local Traffic Authority make the Order referred to above and as shown on the drawings accompanying this document;

- for avoiding danger to persons or other traffic using the road or any other road for preventing the likelihood of any such danger arising.
- for facilitating the passage on the road or any other road of any class of traffic (including pedestrians).
- for preserving or improving the amenities of the area through which the road runs.

Lorna Day
Kent Parking & Enforcement Manager
Highways & Transportation

THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 39) ORDER 2022

ROAD TRAFFIC REGULATION ACT 1984

THE KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1, 2, 32, 35, 36, 45, 46, 47, 49, 53 and 124 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 ('the Act'), the Traffic Management Act 2004 and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order:-

Revocations, Modifications and Amendments

1. In this Order, the expression 'Order of 2013' means "The Kent County Council (Various Roads in the District of Sevenoaks) (Prohibition and Restriction of Waiting and Loading & Unloading and On-Street Parking Places) (Consolidation) Order 2013" and all subsequent amendment Orders thereto;
2. The effect of this Order is to amend the Order of 2013 as follows;
 - i) The items specified in the Schedule 1 to this Order is hereby revoked from Appendix 16 – Hextable, Appendix 25 – Sevenoaks, Appendix 28 – Swanley and Appendix 30 – Westerham & Crockham thereto
 - ii) The items specified in the Schedule 2 to this Order is hereby added to Appendix 16 – Hextable, Appendix 23 – Riverhead, Appendix 25 - Sevenoaks, Appendix 28 – Swanley and Appendix 30 – Westerham & Crockham Hill thereto

Citation and Commencement

3. Section 5 of the Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament.
4. This Order may be cited as "The Kent County Council (Various Roads in the District of Sevenoaks) (Prohibition and Restriction of Waiting and Loading & Unloading and On-Street Parking Places) (Amendment 39) Order 2022" ('this Order') and shall come into operation on the 15th day of September 2023.

Given under the Common Seal of the Kent County Council

This day of 2023

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL was
hereunto affixed in the
presence of: -**

Authorised Signatory

SCHEDULE 1

Items to be revoked in Appendix 16 – Hextable of the Order of 2013

The following items are to be removed from Appendix 16 – Hextable

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	Top Dartford Road		Northwest	From its junction with Puddledock Lane north-eastwards for 15m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked
1	Top Dartford Road		Northwest	From its junction with Puddledock Lane south-westwards for 15m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked

Items to be revoked in Appendix 25 – Sevenoaks of the Order of 2013

The following items are to be removed from Appendix 25 – Sevenoaks

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	St Johns Hill	(A225)	West	From a point 14m north of its junction with Camden Road, southwards for 69m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked

Items to be revoked in Appendix 28 – Swanley of the Order of 2013

The following items are to be removed from Appendix 28 – Swanley

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	London Road	(B2173)	Northeast	From a point 10m northwest of its junction with the north kerblin of Rogers Court, south-eastwards to a point 10m south-east of its junction with the south-eastern kerblin of Rogers Court, a distance of 27m	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked
1	St Mary's Road		Northwest	From a point 120m south-west of its junction with London Road (B2173), south-westwards for 157m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked
1	St Mary's Road		Southeast	From a point 195m south-west of its junction with London Road (B2173), south-westwards for 195m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked

Items to be revoked in Appendix 30 – Westerham & Crockham Hill of the Order of 2013

The following items are to be removed from Appendix 30 – Westerham & Crockham Hill

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	Westways		Both	From the southern kerblin of Croydon Road (B2024) southwards for 13m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	To be revoked

SCHEDULE 2

Items to be included in Appendix 16 – Hextable of the Order of 2013

The following items are to be added to Appendix 16 – Hextable

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	Top Dartford Road		Northwest	From its junction with Puddledock Lane north-eastwards for 22m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 16 - 0001
1	Top Dartford Road		Northwest	From its junction with Puddledock Lane south-westwards for 30m.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 16 - 0002

Items to be included in Appendix 23 – Riverhead of the Order of 2013

The following items are to be added to Appendix 23 – Riverhead

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	Hamlin Road		Both	From its junction with London Road for a distance of 10 metres in a easterly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 23 - 0001

Items to be included in Appendix 25 – Sevenoaks of the Order of 2013

The following items are to be added to Appendix 25 – Sevenoaks

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	Clare Way		Both	From its junction with Lea Road for a distance of 10 metres in a south westerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 25 - 0001
1	Hurst Way		Northeast	From its junction with Lea Road for a distance of 10 metres in a north easterly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 25 - 0002
1	Hurst Way		Southeast	From its junction with Lea Road for a distance of 7 metres in a north easterly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 25 - 0003
1	Lea Road		Northwest	To a point 10 metres southeast and to a point 16 metres northwest of its junction with Hurst Way.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 25 - 0004
1	Lea Road		Southwest	To a point 10 metres southeast and to a point 17 metres northwest of its junction with Clare Way.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 25 - 0005
1	Lea Road		Southeast	From the boundary of 2/4 Lea Road for a distance of 25 metres in a westerly then southerly direction	No waiting	8am-6pm	Monday to Saturday	n/a	n/a	n/a	n/a	App 25 - 0006
1	St Johns Hill	(A225)	West	From a point 14 meters north of its junction with Camden Road for a distance of 76.5 metres in a southerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 25 - 0007

Items to be included in Appendix 28 – Swanley of the Order of 2013

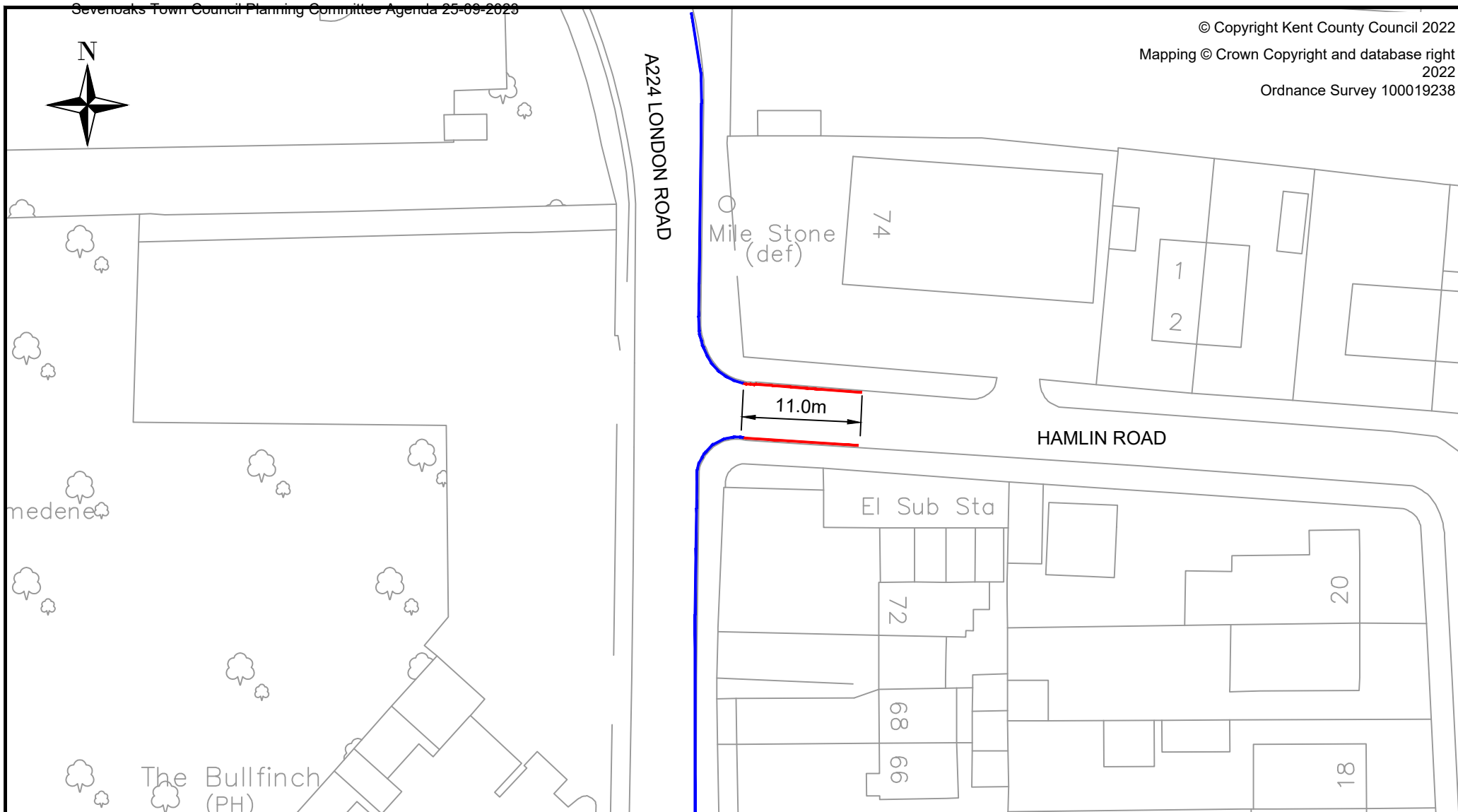
The following items are to be added to Appendix 28 – Swanley

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	London Road	(B2173)	Northeast	From a point 10 metres southwest and to a point 27 metres northwest of its junction Rogers Court.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 28 - 0001
1	St Mary's Road		Northwest	From a point 120 metres southwest of its junction with London Road (B2173) for a distance of 93 metres in a south westerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 28 - 0002
1	St Mary's Road		Southeast	From a point 195 meters south-west of its junction with London Road (B2173) for a distance of 12 metres in a south westerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 28 - 0003
1	St Mary's Road		Southeast	From a point 247 metres south-west of its junction with London Road (B2173) for a distance of 113 metres in a south westerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 28 - 0004

Items to be included in Appendix 30 – Westerham & Crockham Hill of the Order of 2013

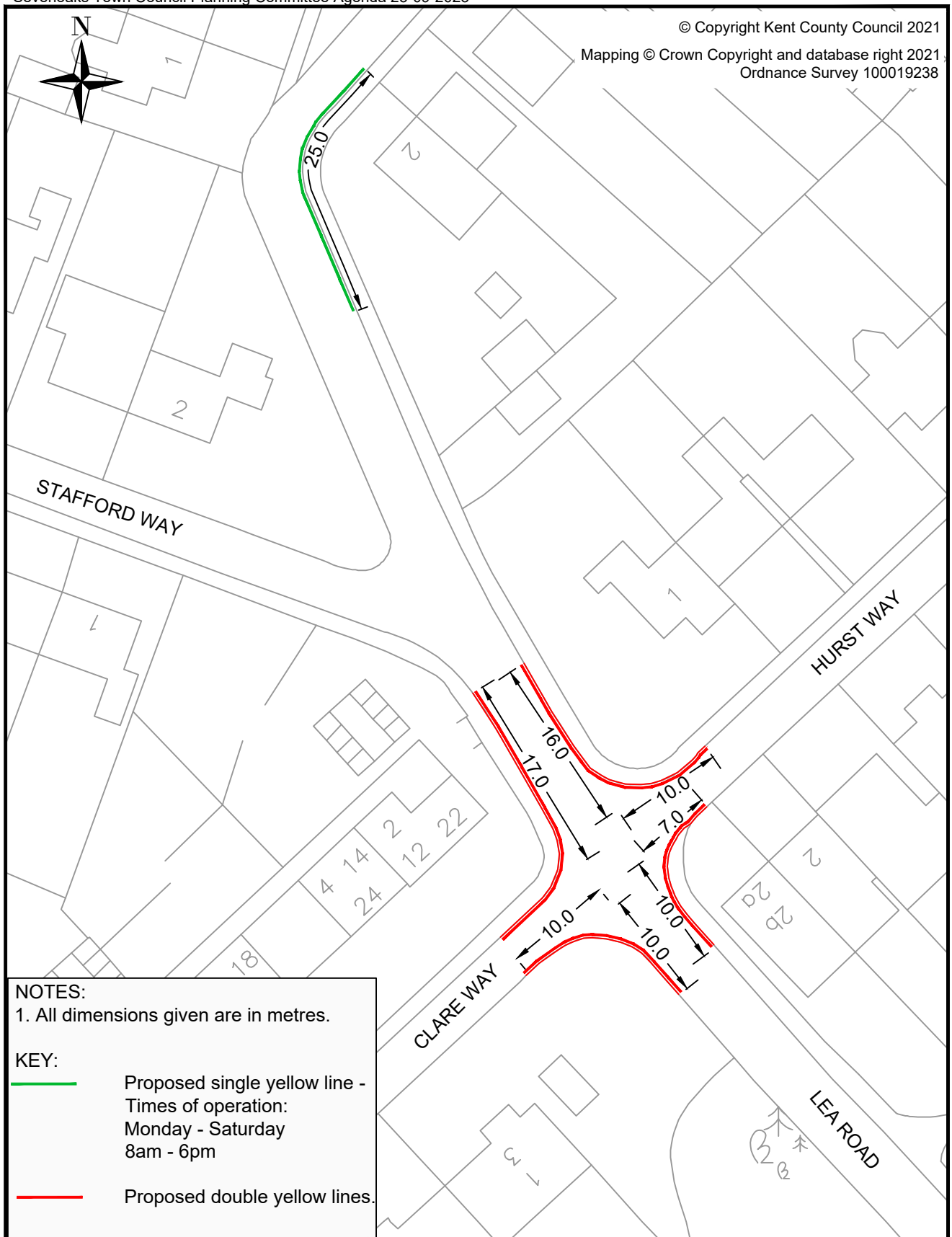
The following items are to be added to Appendix 30 – Westerham & Crockham Hill

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 39
1	Westways		East	From its junction with Croydon Road (B2024) for a distance of 24 metres in a southerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 28 - 0001
1	Westways		West	From its junction with Croydon Road (B2024) for a distance of 20 metres in a southerly direction.	No waiting	All times	All days	n/a	n/a	n/a	n/a	App 28 - 0002



Notes		Key			
1. All dimensions given are in metres		Existing double yellow lines		Proposed double yellow lines	
1	14/01/22	Measurement amended For Consultation	WG	PL	RCS
0	18/11/21	First issue For Consultation	EB	WG	PL
Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.					

Project Schemes Planning and Delivery Waiting restrictions		 Kent County Council Ashford Highway Depot Henwood Industrial Estate Ashford TN24 8AD Tel: 03000 418181		
Drawing title Hamlin Road, Riverhead Proposed double yellow lines Layout plan- sheet 1 of 1		Drawing status For Consultation		
		Scale	1:500 at A4	Do not scale
		Drawing number 2122-MISC-SE-01-57/01		Rev 1

**NOTES:**

1. All dimensions given are in metres.

KEY:

- Proposed single yellow line -
Times of operation:
Monday - Saturday
8am - 6pm
- Proposed double yellow lines.

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

0	10/12/2021	First Issue For Consultation	WG	PL	RCS
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford TN24 8AD
Tel: 03000 418181

Project

**Schemes Planning & Delivery
Waiting Restrictions**

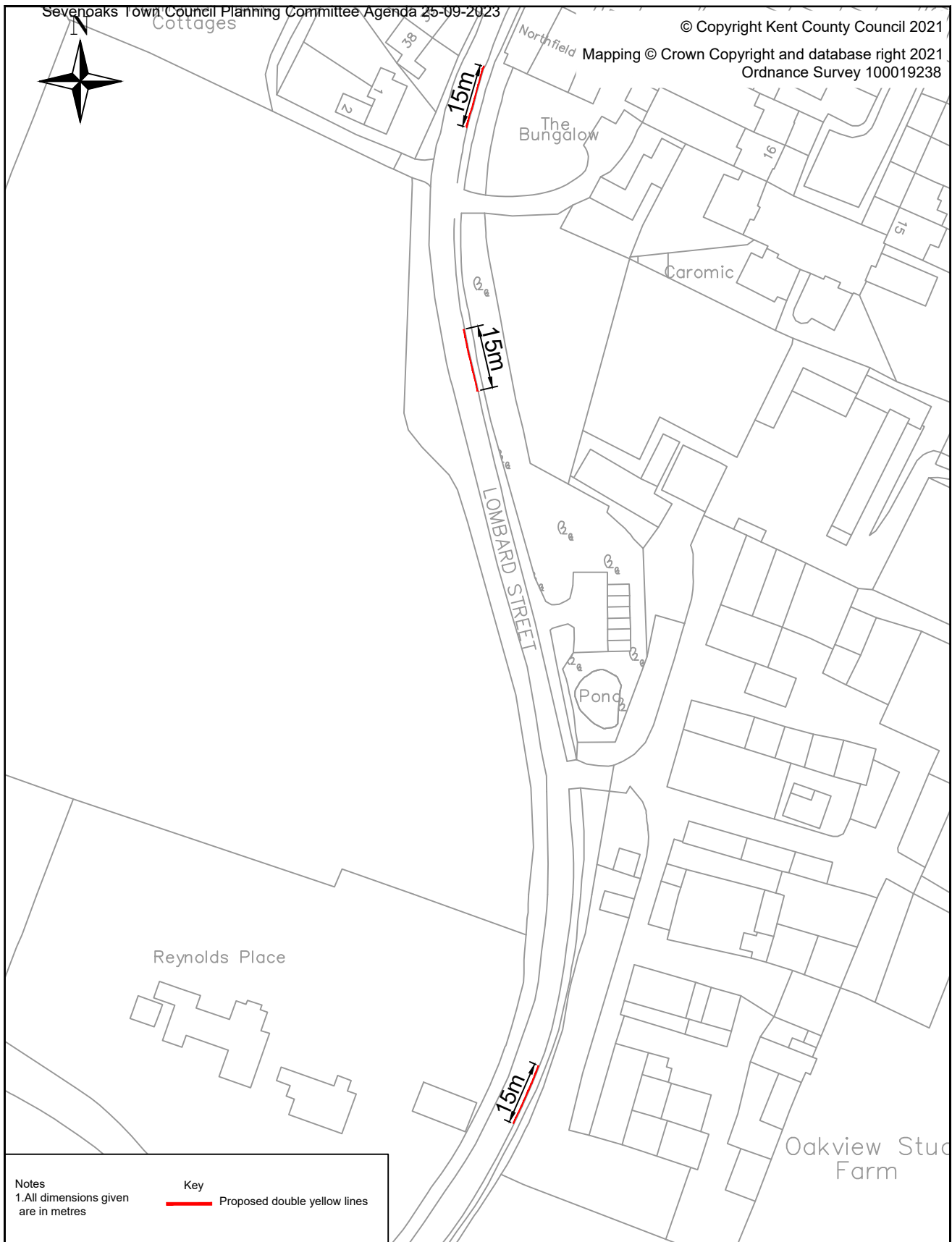
Drawing status **For Consultation**

Drawing title

**Lea Road, Sevenoaks
Proposed Single
and Double Yellow Lines
Layout Plan - Sheet 1 of 1**

Scale **1:500 at A4** Do not scale

Drawing number **2122-MISC-SE-01-04/01** Rev **0**



Notes

1. All dimensions given
are in metres

Key

— Proposed double yellow lines

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

0	07/12/21	First Issue For Consultation	EB	WG	PL
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford TN24 8AD
Tel: 03000 418181

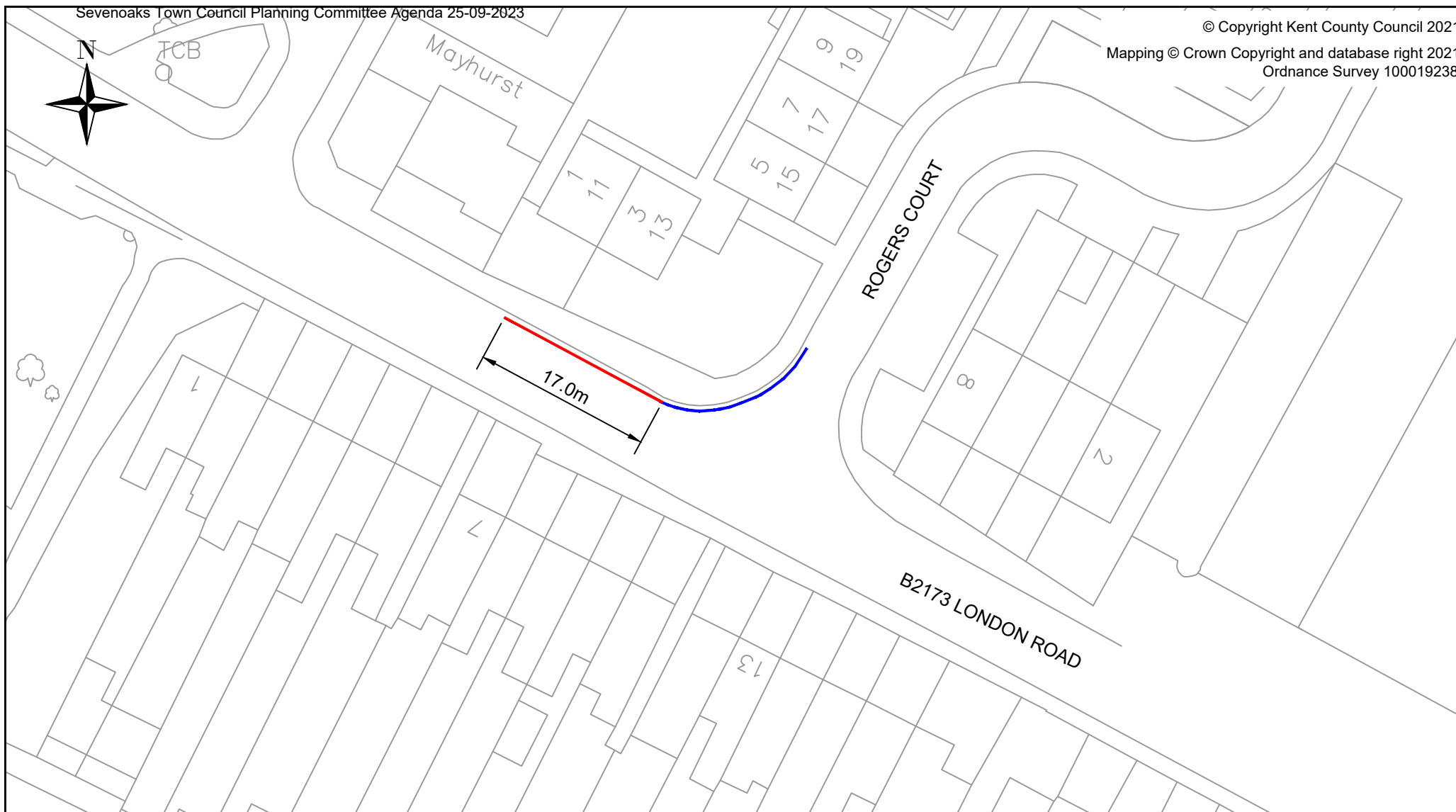
Project
**Schemes Planning and Delivery
Waiting Restrictitons**

Drawing status **For Consultaiton**

Drawing title
**Lombard Street, Horton Kirby
Proposed double yellow lines
Layout plan - sheet 1 of 1**

Scale **NTS** Do not scale

Drawing number **2122-MISC-SE-01-74/01** Rev **0**



Notes
1.All dimensions given
are in metres

Key
— Existing double yellow lines
— Proposed double yellow lines

Project

Schemes Planning and Delivery
Waiting restrictions



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford TN24 8AD
Tel: 03000 418181

Drawing title

B2173 London Road, Swanley
Proposed double yellow lines
Layout plan - Sheet 1 of 1

Drawing status

For consultation

Scale

1:500 at A4

Do not scale

Drawing number

2122-MISC-SE-01-13/01

Rev

0

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as defined on this drawing. Refer to the contract for full terms and conditions.



ST JOHNS HILL

NURSERY CLOSE

Ferndale Flats

7.5m

Notes

1.All dimensions given
are in metres

Key

 Existing double yellow lines

 Proposed double yellow lines

Project

Schemes Planning and Delivery
Waiting restrictions



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford TN24 8AD
Tel: 03000 418181

Drawing title

St Johns Hill, Sevenoaks
Proposed double yellow lines
Layout plan - Sheet 1 of 1

Drawing status

For Consultation

Scale

1:500 at A4

Do not scale

Drawing number

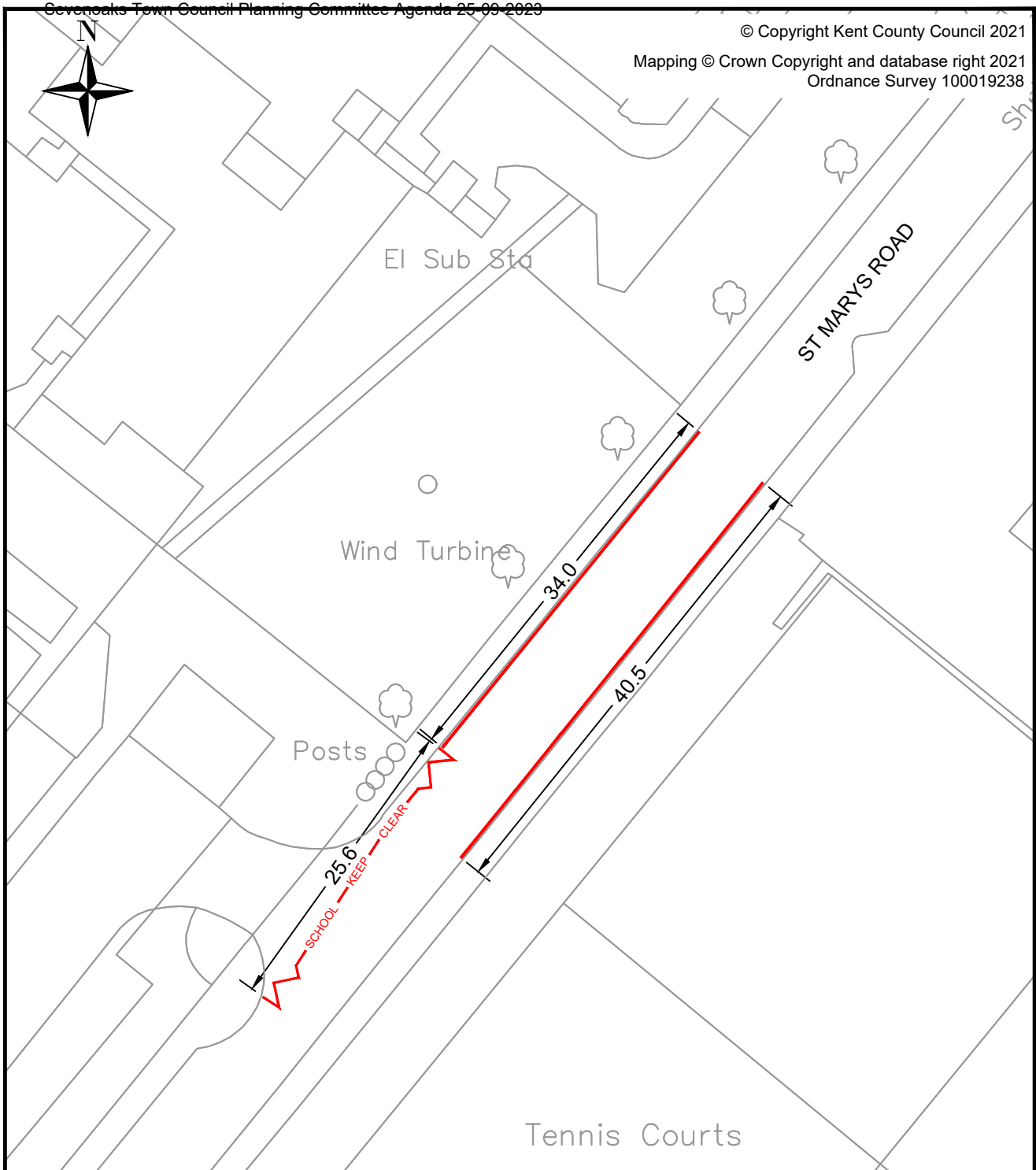
2122-MISC-SE-01-12/01

Rev

0

0	10/11/21	First Issue For Consultation	EB	WG	PL
Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved

This drawing is not to be used in whole or part other than for the intended purpose and project
as defined on this drawing. Refer to the contract for full terms and conditions.



Notes:

1. All dimensions given are in metres.

Key:

-  Existing School Keep Clear to be revoked
-  Existing double yellow lines to be revoked

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

0	30/11/2021	First issue For consultation	WG	PL	RCS
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford TN24 8AD
Tel: 03000 418181

Project

**Schemes Planning & Delivery
Local Transport Plan**

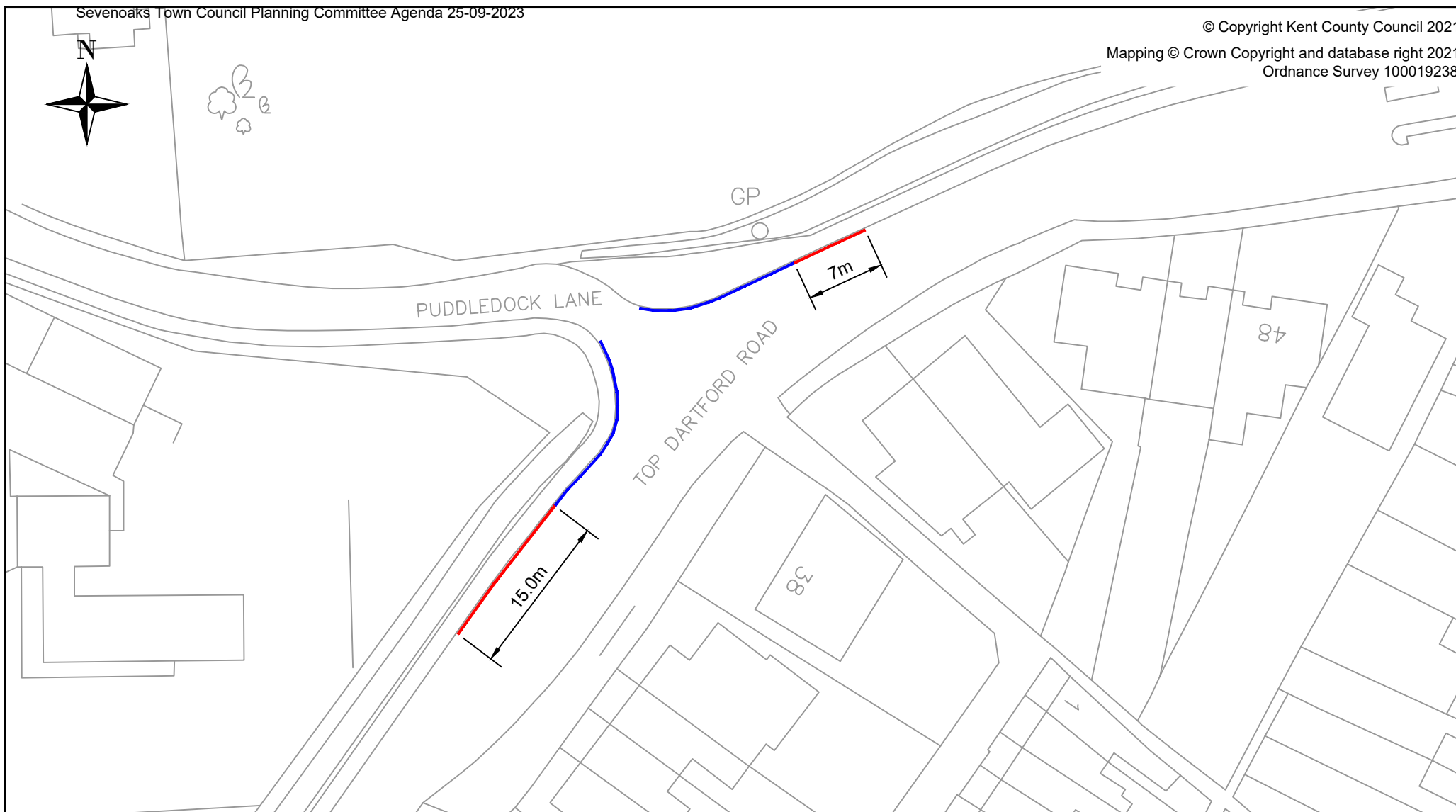
Drawing status **For consultation**

Drawing title

**St Marys Road, Swanley
Waiting restrictions to be revoked
Layout Plan - Sheet 1 of 1**

Scale **1:500 at A4** Do not scale

Drawing number **2122-LTP-SE-001-1201/01** Rev **0**



Notes

1.All dimensions given
are in metres

Key

— Existing double yellow lines

— Proposed double yellow lines

Project

Schemes Planning and Delivery
Waiting Restrictions

Drawing title

Top Dartford Road, Hextable
Proposed double yellow lines
Layout plan - sheet 1 of 1



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford TN24 8AD
Tel: 03000 418181

Drawing status

For Consultation

Scale

1:500 at A4

Do not scale

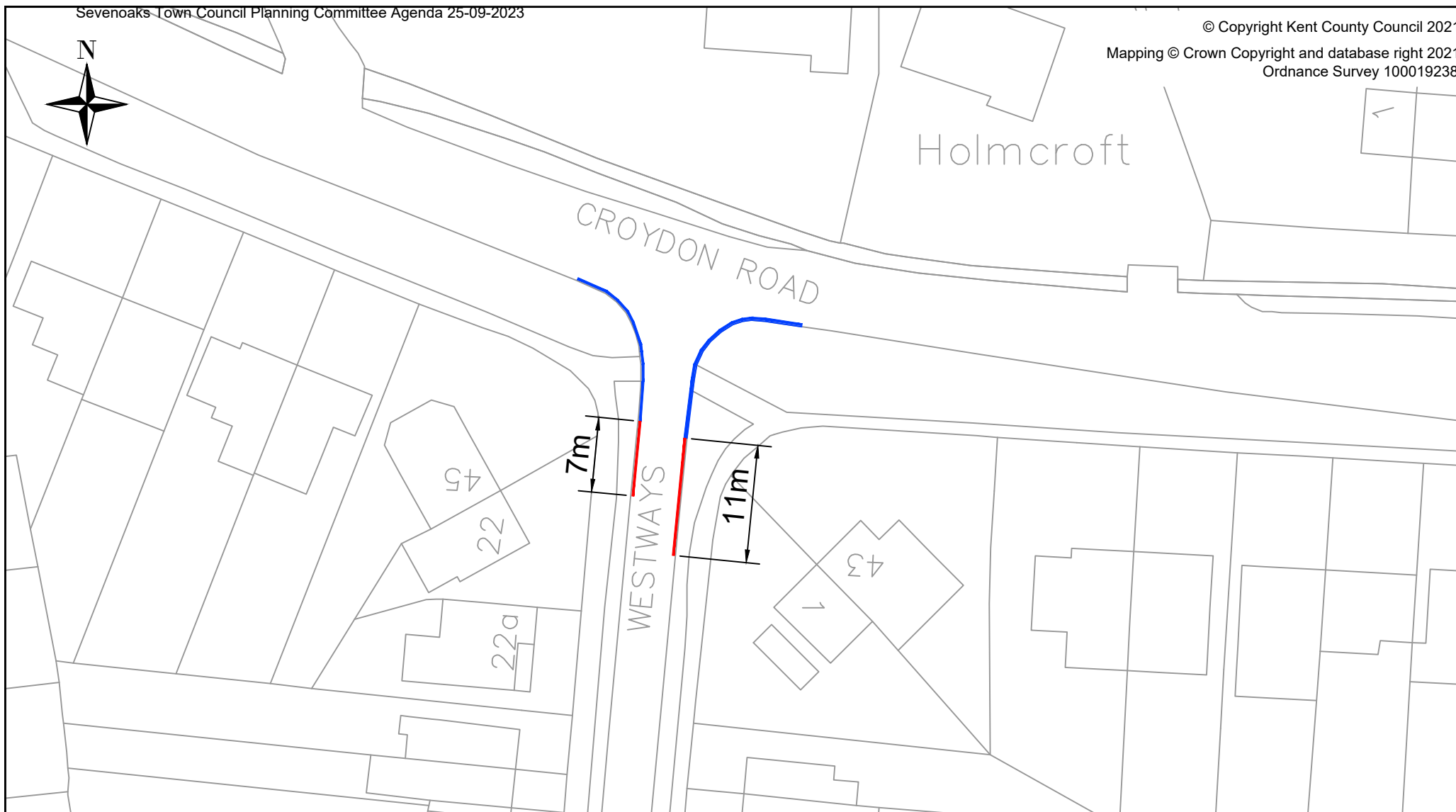
Drawing number

2122-MISC-SE-01-23/01

Rev

0

This drawing is not to be used in whole or part other than for the intended purpose and project
as defined on this drawing. Refer to the contract for full terms and conditions.



Notes					
1.All dimensions given are in metres					
Key					
Existing double yellow lines Proposed double yellow lines					
Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved
0	10/12/21	First Issue For Consultation	EB	WG	PL
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.					

Project		Schemes Planning and Delivery Waiting Restrictions		Kent County Council kent.gov.uk  Kent County Council Ashford Highway Depot Henwood Industrial Estate Ashford TN24 8AD Tel: 03000 418181	
Drawing title		Drawing status			
		For Consultation			
		Scale		1:500 at A4	
		Do not scale			
Westways, Westerham Proposed double yellow lines Lay out plan - sheet 1 of 1		Drawing number			Rev
		2122-MISC-SE-01-75/01			0

Decision Notices published by Sevenoaks District Council OR Kent County Council from **5th September 2023 to 18th September 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)
23/01269/FUL	The Cedars, 62 Oakhill Road – Kippington	Cllr Daniell Cllr Varley Cllr Varley	22nd May 2023: STC recommended approval, 1 condition. 31st July 2023: STC recommended approval, 2 conditions, 1 informative. 29th August 2023: STC recommended approval, 2 conditions.	13 th September 2023: SDC Granted, 3 conditions.
23/01300/MMA	Site of 80 St Johns – St Johns	Cllr Dixon	5th June 2023: STC recommended refusal unless, 2 conditions. 31st July 2023: STC recommended refusal unless, 2 conditions.	6 th September 2023: SDC Granted, 7 conditions.
23/01392/HOUSE	56 The Drive – Town	Cllr Michaelides Cllr Willis	5th June 2023: STC recommended approval, 1 condition. 31st July 2023: STC recommended approval, 3 conditions. 29th August 2023: STC recommended approval.	18 th September 2023: SDC Granted, 6 conditions.

23/01412/FUL	West Heath School, Ashgrove Road – Kippington	Cllr Daniell	5th June 2023: STC recommended approval, 3 conditions. 14th August 2023: STC recommended approval, 1 condition.	12 th September 2023: SDC Granted, 10 conditions.
23/01518/FUL	Sunny Hatch, 91 Hitchen Hatch Lane – St Johns	Cllr Camp	19th June 2023: STC deferred to Chair's action. 30th June 2023: STC recommended approval, 2 conditions, 1 informative. 29th August 2023: STC recommended approval, 2 conditions, 1 informative.	12 th September 2023: SDC Granted, 12 conditions.
23/01532/HOUSE	29 The Moor Road – Northern	Cllr Shea	19th July 2023: STC recommended approval, 2 conditions. 14th August 2023: STC recommended approval, 1 condition. 11th September 2023: STC recommended approval, 1 condition.	18 th September 2023: SDC Granted, 3 conditions.
23/01611/HOUSE	18 Dartford Road – Eastern	Cllr Ancrum	3rd July 2023: STC recommended approval, 2 conditions. 17th July 2023: STC recommended approval, 1 conditions. 29th August 2023: STC recommended approval.	15 th September 2023: SDC Granted, 3 conditions.

23/01700/FUL	Clarendon Lawn Tennis Club, Plymouth Drive – Northern	Cllr Granville	31st July 2023: No comment.	6 th September 2023: SDC Granted, 3 conditions.
23/01807/FUL	Private Car Park, Alexander House, 39 London Road – Town	Cllr Willis	17th July 2023: STC recommended approval, 2 conditions, 1 informative.	5 th September 2023: Withdrawn.
23/01980/HOUSE	3 White Hart Close – Kippington	Cllr Varley	14th August 2023: STC recommended approval, 2 conditions – including permeable fencing.	18 th September 2023: SDC Granted, 3 conditions – Case Officer rejected STC's request for permeable fencing. See below for full comment.*
23/02140/HOUSE	12 Vine Court Road – Eastern	Cllr Clayton	14th August 2023: STC recommended approval, 2 conditions.	18 th September 2023: SDC Granted, 3 conditions.

*Extract from the Case Officer's report on 23/01980/HOUSE – 3 White Hart Close

Permeable fencing: Given the scale of the development, and the wording of policy L1 (where possible), it would be unreasonable to include a condition requiring the fencing to be permeable to allow wildlife through.

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Planning Applications to be Considered

Planning Applications received to be considered on 25 September 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01024/FUL	Christopher Park 03/10/2023	Cllr Gustard	Mr Eren Munir
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/09/23
23/01024/HOUSE - Amended plan				
Demolition of existing outbuilding. New proposed outbuilding to land at rear of house.				
A summary of the main changes are set out below:				
Application type amended to FUL. New reference number is 23/01024/FUL.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSPBNKBKKEW00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02032/FUL	Ashley Bidwell 26/09/2023	Cllr Clayton	NTR Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Allen		Knole Park Golf Club	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/23
Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXYY7C0BKFFMM00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02258/FUL	Samantha Simmons 29/09/202	Cllr Michaelides	T P Bennett
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Bird			16 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/23
Raising the roof to facilitate the extension of the office by adding one new storey of floor space and provision of roof top plant. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYRTZKKBGCA00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02487/HOUSE	Samuell Odell 26/09/2023	Cllr Dixon	Building Drawings

Planning Applications to be Considered

Planning Applications received to be considered on 25 September 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr J Wilkinson		55 St Johns Hill	St Johns
Town	County	Post Code	Application date
			05/09/23
Ground floor rear extension with rooflight to replace existing conservatory.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZYF9KBKHEL00		

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02534/HOUSE	Stephanie Payne 28/09/2023	Cllr Varley	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr A Carmen		Romany	100 Oakhill Road	Kippington
Town		County	Post Code	Application date
				07/09/23
New garage extension. First floor extension. Loft extension. New gate. New dormers. Ground level changes. Alterations to fenestration. Alterations to roof. Solar panels. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S09JDQBKHJY00			

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02539/HOUSE	Christopher Park 29/09/2023	Cllr Daniell	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr P Niven		Homefield	93 Oakhill Road	Kippington
Town		County	Post Code	Application date
				08/09/23
To demolish the rear canopy behind the garage, replace the garage roof with raised eaves and ridge level and erect a two storey side and rear extension with dormer windows and roof lights and a single storey rear extension with patio area at existing ground level and new steps to existing patio.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S09JHIBKHJ800			

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02547/HOUSE	Samuell Odell 28/09/2023	Cllr Dr Canet	Richardson Architectural Design
Case Officer				
Applicant		House Name	Road	Locality
Ms V Carr			31 Lambarde Drive	Northern
Town		County	Post Code	Application date
				07/09/23
Loft conversion. Alterations to roof. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0BDWRBKHKHD00			

Planning Applications to be Considered

Planning Applications received to be considered on 25 September 2023

8	Plan Number	Planning officer	Town Councillor	Agent
	23/02560/FUL	Abbey Aslett 03/10/2023	Cllr Willis	FNH Property Services
Case Officer				
Applicant		House Name	Road	Locality
Mr E Potinci		1 Tubs Hill Parade	London Road	Town
Town		County	Post Code	Application date
				12/09/23
Alteration to external position of cooking extract fan and duct, including relocation of discharge point (from horizontal to vertical) and installation of pre-filters and carbon filter box.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0GY29BKHOE00				

9	Plan Number	Planning officer	Town Councillor	Agent
	23/02575/HOUSE	Samuel Odell 09/10/2023	Cllr Varley	M R Garland Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Hatcher		Cedar Bank	Hopgarden Lane	Kippington
Town		County	Post Code	Application date
				18/09/23
Demolition of garage and construction of a two storey front and side extension. Part infill extension. Front extension to incorporate new garage on lower ground level. Dormer to be added to new two storey front extension. Associated hard and soft landscaping. New roof lights.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0ISI3BKHRC00				

10	Plan Number	Planning officer	Town Councillor	Agent
	23/02672/FUL	Abbey Aslett 09/10/2023	Cllr Clayton	Level Architecture
Case Officer				
Applicant		House Name	Road	Locality
Lyndhurst Homes Ltd		Flats 1 & 2	43 Bethel Road	Eastern
Town		County	Post Code	Application date
				18/09/23
Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New former, side staircase removed.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0XM1XBKI4600				