

28th November 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 4th December 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/PEzoOWP9mYI> 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](#) to find out more about CIL charges and when they apply.

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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



Town Clerk

PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 6-16)

To receive and agree the Minutes from the Planning Committee Meeting held on 20th November 2023.

5 APPEALS (Pages 17-18)

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

- **APP/G2245/D/23/3328771: 22/03572/HOUSE – 72 Brattle Wood**

b) To note that the Appeal is proceeding under the Householder Appeals Service, so there is no opportunity to submit comments, however STC may modify or withdraw previous representation.

6 APPEALS (Pages 19-41)

To receive copy of the corrected appeal decision letter for the following appeal, which supersedes that issued on 7th July 2023, and to note the corresponding letter which explains the amendments:

- **APP/G2245/W/22/3308246: 21/04236/OUT – Land at Britains Lane**

7 APPEALS (Pages 43-48)

To receive copy of the corrected appeal decision letter for the following appeal, which supersedes that issued on 3rd July 2023, and to note the corresponding letter which explains the amendments:

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

8 APPEALS (Pages 49-55)

a) To receive notice that the following appeal has been ALLOWED and planning permission Granted by the Planning Inspector on 21st November 2023:

- **APP/G2245/D/22/3308941: 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane**

b) To receive notice that a separate application for a full award of costs against the District Council has been Refused.

9 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 57-60)

a) To receive notice that the below application is due to be discussed by the Development Management Committee on 7th December 2023. This was previously allocated to Cllr Granville.

- **23/02299/FUL – Tor Na Coille, 1 Ashley Road**

INFORMATIVE:

On 11th September 2023, Sevenoaks Town Council initially recommended approval, subject to the Planning Officer being satisfied with the density. Subsequently on 9th October 2023, the Town Council recommended refusal of the amended application on four grounds. (Full recommendation attached)

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ15DYBKGK00>

c) To nominate a Town Ward Councillor to attend the meeting, if deemed appropriate.

10 UPDATE ON KCC'S FAMILY HUB AND COMMUNITY SERVICES CONSULTATIONS

a) To receive notice that the findings of Kent County Council's Community Services and Family Hub consultations have been published via Kent Cabinet Agenda papers for 30th November 2023, when a coordinated decision is to be made.

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Sevenoaks Kent TN13 3QG
tel: 01732 459 953 fax: 01732 742 577
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web: sevenoakstown.gov.uk

b) To note that further information is available via the following link:

<https://democracy.kent.gov.uk/ieListDocuments.aspx?CId=115&MId=9306>

11 KENT COUNTY COUNCIL AMENDMENT 47 ORDER 2023: A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS IN SEVENOAKS (Pages 61-68)

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 Bayham Road, St Georges Road, St Johns Road, St James Road and Serpentine Road.

b) To note that the proposed order was consulted on between 26th May 2023 – 19th June 2023, with the Town Council's support of the proposals agreed on 5th June 2023 and submitted shortly thereafter.

c) To note that the Order will be on public deposit from 17th November 2023 until 1st January 2024, and can be viewed online via the following link:

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

12 PUBLIC CONSULTATION ON KCC'S DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY

a) To receive notice that KCC have launched a public consultation on its draft new Local Flood Risk Management Strategy, which will cover a 10 year period including 5 year review.

b) To note that the draft strategy, as well as opportunity to respond to the consultation is available via the following link:

<https://letstalk.kent.gov.uk/local-flood-risk>

c) To discuss whether the Town Council provide a formal response to the consultation, which closes on 30th January 2024.

13 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 69-70)

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 27th November 2023.

14 PLANNING APPLICATIONS (Pages 71-74)

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.

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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 27th November 2023.

15 PRESS RELEASES

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

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Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 20th November 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=aAA8MOWsdTE&t=3613s>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

2 Members of the Public

PUBLIC QUESTION TIME

None.

503 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

504 DECLARATIONS OF INTEREST

Cllr Varley declared that he knows the applicants of the following planning applications:

- [Plan no. 13] 23/03101/CONVAR – Land rear of 12 Burntwood
- [Plan no. 15] 23/03125/HOUSE – 5 Brattle Wood

505 DECLARATIONS OF LOBBYING

None.

506 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 6th November 2023.

It was RESOLVED that the minutes be approved.

507 TEMPORARY ROAD CLOSURES – VARIOUS ROADS

The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up to date information.

508 SDC LOCAL PLAN 2040: UPCOMING PUBLIC CONSULTATION

a) Councillors received reminder that Sevenoaks District Council is due to hold the second part of its Regulation 18 consultation on the Local Plan 2040 between 23rd November 2023 – 11th January 2024.

b) It was noted that further information would be made available via the following link:
<https://www.sevenoaks.gov.uk/localplanexamination>

c) Councillors agreed to form a Working Group to look at the consultation documents in further detail and prepare a draft response for agreement of the Planning Committee. It was **RESOLVED** that the membership comprise Cllr Gustard, Cllr Dr Canet, Cllr Wightman, and Cllr Shea.

509 KENT CYCLING AND WALKING INFRASTRUCTURE PLAN CONSULTATION ON 30 NEW PROPOSED ROUTES

a) The Committee noted that Kent County Council has launched a consultation on its proposals for 30 new and improved walking, wheeling and cycling routes and zones as part of their countywide Kent Walking and Cycling Infrastructure Plan.

b) The Committee noted that no routes had been proposed in or walking/cycling vicinity to Sevenoaks Town.

510 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE

a) The Committee considered nominating the potential allotment site identified and proposed in the Sevenoaks Town Neighbourhood Plan.

b) It was noted that this site had been allocated for housing in the previous draft of the District Council's emerging Local Plan. It was **RESOLVED** therefore to nominate the land to protect it as an asset of community value.

511 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was discussed by the Development Management Committee (DMC) on 16th November 2023:

- 23/01864/HOUSE – The Old Barracks, 95 Dartford Road

b) It was noted that the notification period fell outside of STC's Planning Committee Agenda publication period, therefore a speaker was not registered.

c) It was noted that the application was REFUSED by the DMC.

512 NOTIFICATION OF CHANGE OF ADDRESS NAME

The Committee received notice of the following change of address name:

- Site of previous address: Wisboro, 30 St Johns Hill, Kent, TN13 3NP
- Name of new address: Puffin Cottage, 30 St Johns Hill, Kent, TN13 3NP

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

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 13th November 2023.

514 PLANNING APPLICATIONS

(a) Minute Item 513.b. and consideration of its corresponding planning application were moved further up the Agenda and considered after Declarations of Interest. 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. 2] 23/02344/FUL – Chance Cottage, 104 Oakhill Road (For)

(c) The Committee considered planning applications received during the two weeks ending 13th November 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

515 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:49pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 20-11-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02032/FUL	Ashley Bidwell 27/11/2023	Cllr Clayton	NTR Planning
<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>	
			06/11/23	

23/02032/FUL - Amended plan

Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.

A summary of the main changes are set out below:

Submission of Drainage Analysis by Agripower Contractors in response to Lead Local Flood Authority comments.

Amended plans also received including: Landscaping and Visual Appraisal, Landscape Masterplan, Indicative South Eastern Elevation, and Indicative Fence & Gate plan.

Comment

Sevenoaks Town Council remained content that these proposals address serious climate change issues and will help to secure the future of an important sports facility, and recommended approval providing the Conservation Officer is satisfied that:

- The plan meets biodiversity objectives of the Sevenoaks Town Neighbourhood Plan, with particular attention to ground-nesting birds, and
- That fences around the reservoir are positioned behind the bunds to minimise their landscape impact - including impact on the views of Sevenoaks and the Darent Valley.

Planning Applications Considered

Applications considered on 20-11-23

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02344/FUL	Anna Horn 23/11/2023	Cllr Varley	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P McPartland	Chance Cottage	104 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/23	

23/02344/FUL - Amended plan

Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.

A summary of the main changes are set out below:

The applicant has amended the plans and provided updated documents, listed below:

- Planning statement addendum
- Set of amended plans
- Revised design and access statement
- Amended arboricultural report
- Updated landscaping scheme

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

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

INFORMATIVE:

If the Case Officer is minded to approve, Sevenoaks Town Council requested the following:

- That further permitted development rights be removed from all three properties
- That the Arboricultural Officer be satisfied first with the protection measures for the root systems of the TPO'd trees during construction.
- That a condition be placed whereby any TPO trees damaged during construction must be replaced.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02732/MMA	Anna Horn 30/11/2023	Cllr Michaelides	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Booth		40 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/23	

23/02732/MMA - Amended plan

Amendment to 20/03396/LBCALT.

Following the comments from the Conservation Officer, the applicant has provided an addendum to the Heritage Statement to address the outstanding point regarding the window shutters.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being fully satisfied that there will not be any adverse impact on a listed building.

Planning Applications Considered

Applications considered on 20-11-23

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02775/HOUSE	Stephanie Payne 22/11/2023	Cllr Layne	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/23

23/02775/HOUSE - Amended plan

Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.

A summary of the main changes are set out below:

Further information in response to KCC Ecology and other consultee comments have been provided.

Comment

Proposed by Cllr Clayton with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is able to enforce a deadline for when the fence must be removed
- The Conservation Officer and Arboricultural Officer being satisfied that the hedge will be able to grow while the fence remains in place.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02805/HOUSE	Summer Aucoin 28/11/2023	Cllr O'Hara	Plans by Park Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Alexander			12 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/23

Demolition of Existing conservatory. Ground floor side and rear extension. Rooflights.

Comment

Sevenoaks Town Council noted that this is a retrospective planning application, however considered the bulk and scale of the extension in relation to existing and neighbouring observatories to be acceptable. The Town Council recommended approval, providing that the Planning Officer is satisfied that there is no adverse impact to the amenity, light and privacy to adjacent dwellings.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02975/HOUSE	Abbey Aslett 22/11/2023	Cllr Dixon	Studio Hudson Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/23

Addition of metal railings above existing boundary wall, widening of existing access, installation of sliding vehicular gate and pedestrian gate increase in height of gate piers.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-11-23

7	Plan Number	Planning officer	Town Councillor	Agent
	23/03047/HOUSE	Summer Acoin 28/11/2023	Cllr Clayton	Sevenoaks Plans
Applicant		House Name	Road	Locality
Burns			35 Wickenden Road	Eastern
Town		County	Post Code	Application date
				07/11/23
Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that:

- There is no overcrowding of the neighbour at no. 37
- Water runoff from the parking area is contained in the site, as required by Policy L2 of the Sevenoaks Town Neighbourhood Plan.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03050/FUL	Anna Horn 29/11/2023	Cllr Camp	DHA Planning
Applicant		House Name	Road	Locality
Winsford Property Development Ltd		Rear of	24 St James Road	St Johns
Town		County	Post Code	Application date
				08/11/23
Demolition of an existing garage and the erection of an apartment block with 4 units, supported by the excavation of some land. Refuse store, cycle parking and landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- That the cramped form of the proposals constitute overdevelopment of the site, resulting in inadequate amenity for the flats
- Lack of parking
- The vehicular access is narrow and insufficient to serve the additional dwellings

INFORMATIVE:
The Town Council also expressed concern about the ability for emergency vehicles to access the site, as well as to turn around and exit safely.

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03059/FUL	Christopher Park 23/11/2023	Cllr Willis	The Surveyors Partnershi
Applicant		House Name	Road	Locality
		Paydens Pharmacy	21-23 London Road	Town
Town		County	Post Code	Application date
				02/11/23
Proposed installation of new internal security shutters to front of property at ground floor level.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that all reasonable steps are being taken to reduce the impact on an important historical building
- The Conservation Officer being satisfied that when the shutters are closed, they won't detract from the listed building and will remain in keeping with the Character Area.

Planning Applications Considered

Applications considered on 20-11-23

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03061/LBCALT	Christopher Park 23/11/2023	Cllr Willis	The Surveyors Partnershi
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	Paydens Pharmacy	21-23 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/23	
Proposed installation of new internal security shutters to front of property at ground floor level.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that all reasonable steps are being taken to reduce the impact on an important historical building
- The Conservation Officer being satisfied that when the shutters are closed, they won't detract from the listed building and will remain in keeping with the Character Area.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03072/LBCALT	Stephanie Payne 21/11/2023	Cllr Granville	Claire Lutzow Architect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Stevens	Lynch House	21 Clarendon Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/10/23	
Replacement of 2 attic windows. Removal of external timber pelmet.				

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the proposals.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03090/HOUSE	Stephanie Payne 23/11/2023	Cllr Gustard	Paper Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
A & L Cox	Hardres Lodge	56 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/23	
Rear extention to garage with associated works. First floor conversion to garage. Loft conversion to main dwelling. Reroofing of house and garage. Dormers. Half-itmbering to rear elevation. Rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-11-23

13	Plan Number	Planning officer	Town Councillor	Agent
	23/03101/CONVAR	Stephanie Payne 24/11/2023	Cllr Varley	Andrew Wells Planning & Design
Applicant		House Name	Road	Locality
Mr & Mrs Thomas		Land Rear of	12 Burntwood Road	Kippington
Town		County	Post Code	Application date
				03/11/23
Variation of condition 10 (materials) of 22/00553/FUL for construction of a 1 1/2 storey detached dwelling and new vehicular/pedestrian access onto Burntwood Road.				

Comment

Sevenoaks Town Council recommended approval.

14	Plan Number	Planning officer	Town Councillor	Agent
	23/03102/FUL	Stephanie Payne 24/11/2023	Cllr Layne	Harringtons 2006
Applicant		House Name	Road	Locality
Mr P Baker		360 Software Solutions Ltd Off	1 and 2 53 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				03/11/23
Change of use from class E, office use, to Class C3, residential use, forming 1 new 2 bedroom flat.				

Comment

Proposed from the Chair with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is still acceptable office provision in the area and is satisfied that the loss of office space wouldn't create a gap where there is existing need, with reference to Core Strategy Policy SP8.

15	Plan Number	Planning officer	Town Councillor	Agent
	23/03125/HOUSE	Samuel Odell 28/11/2023	Cllr Daniell	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs Hopkins			5 Brattle Wood	Kippington
Town		County	Post Code	Application date
				07/11/23
First floor part front extension. Hall extension. New oak porch. Alterations to fenestration. Internal alterations. Landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-11-23

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03126/FUL	Stephanie Payne 28/11/2023	Cllr Granville	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shrimpton		Private Car Park, ECA Court	24-26 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/23
Car park canopy with solar panels.				

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03130/MMA	Stephanie Payne 28/11/2023	Cllr Dr Canet	Andrew Wells Planning &
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kinghorn			39 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/23
Amendment to 23/00509/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03168/HOUSE	Samuel Odell 30/11/2023	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bellwood		Donnington House	116 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/23
Demolition of existing garage to replace with a single storey side extension with solar panels.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the material proposed.

Planning Applications Considered

Applications considered on 20-11-23

19	Plan Number	Planning officer	Town Councillor	Agent
	23/03172/FUL	Samantha Simmons 04/12/2022	Cllr Michaelides	Miss Sophie Bisby
Applicant	House Name	Road	Locality	
Flodrive Properties Ltd	Land Rear of Alexander House	39 London Road	Town	
Town	County	Post Code	Application date	
			13/11/23	
Redevelopment of the site including erection of a part 3.5, part 3 and part 2 storey building to accommodate apartments (Class C3), associated parking, waste and recycling facilities and landscaping.				

Comment

Sevenoaks Town Council recommended approval with the following conditions:

- That the Planning Officer is satisfied with the designs and materials
- That the Conservation Officer is fully satisfied that there will be no adverse impact on listed buildings within a conservation area
- That the Conservation Officer is also satisfied that there are adequate protection measures in place to protect any nearby listed buildings with poor foundations during construction.
- That the Arboricultural Officer is satisfied that the trees covered by the TPO will be protected
- That there will be a 10% Biodiversity Net Gain, as required by Policy L1 of the Sevenoaks Town Neighbourhood Plan

20	Plan Number	Planning officer	Town Councillor	Agent
	23/03188/HOUSE	Christopher Park 04/12/2023	Cllr Wightman	Open Architecture
Applicant	House Name	Road	Locality	
Arnold Kirkland Properties Ltd	Lantau	Seal Hollow Road	Wilderness	
Town	County	Post Code	Application date	
			13/11/23	
Part single, part double storey front, side and rear extension, a first floor extension, a loft conversion, link attached garage and a new porch alongside internal alterations and façade updates, new swimming pool and pool house with associated landscape. New rooflights and two new Juliet balconies.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed garage extends beyond the front building line, contrary to the Residential Extensions Supplementary Planning Document.

The Town Council requested of the Planning Officer whether the proposal is overdevelopment in respect of the western boundary, and whether the proposed material and finishes are compatible with neighbouring properties.

21	Plan Number	Planning officer	Town Councillor	Agent
	23/03211/HOUSE	Summer Aucoin 04/12/2023	Cllr Gustard	Coleman Anderson Archit
Applicant	House Name	Road	Locality	
Mr D Beaton		30 Kippington Road	Kippington	
Town	County	Post Code	Application date	
			13/11/23	
Single storey rear extension with hipped roof and roof lantern.				

Comment

Sevenoaks Town Council recommended approval.



Parish Council

Tel: 01732 227000 Option 3
 Ask Christopher Park
 My 23/00068/RFPLN
 Date: 16th November 2023

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

Dear Sir/Madam,

Appeal by:	Mr & Mrs K Parfitt		
Site:	72 Brattle Wood Sevenoaks Kent TN13 1QU		
Nature:	Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Alterations to fenestration and external materials.		
SDC Ref:	23/00068/RFPLN	Planning Inspectorate Ref:	APP/G2245/D/23/3328771
Start Date:	15th November 2023		

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

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

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate quoting the Planning Inspectorate case reference: **APP/G2245/D/23/3328771**.

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

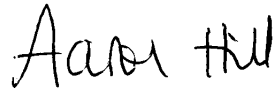
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

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

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

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

Yours faithfully,

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

Aaron Hill
South Team Manager



The Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line:
Customer Services:
0303 444 5000

Email:
CECILE.LEBLOND@PLANNINGINSPECTORATE.GOV.UK
www.gov.uk/planning-inspectorate

Your Ref: 21/04236/OUT
Our Ref: APP/G2245/W/22/3308246

Ms H Rose
Sevenoaks District Council
Assistant Appeals Officer
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

15 November 2023

Dear Ms H Rose,

Town and Country Planning Act 1990
Appeal by Croudace Homes
Site Address: Land At Brittain's Lane, Sevenoaks, Kent, TN13 2HL

I am enclosing a copy of the corrected appeal decision letter, in pursuance of Section 56(2) of the Planning and Compulsory Purchase Act 2004 as amended. This decision corrects that issued on 7th July 2023.

The drafting error relates to the reason for appeal as well as an omission of two person in the appearances list for the Local Planning Authority. The first page of the decision will be corrected to reflect this, what is presently "*The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission*", should correctly read "*The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission*" (my emphasis).

Additionally, the list of appearances for the Local Planning Authority has been corrected to add the following missing appearances:

Design and Conservation Team Leader, SDC

"Rebecca Lamb

Jon Rooney

Landscape Consultant, Associate Director
Landscape Planning and Management, Arup"

Information about the Inspectorate's complaints procedures can be obtained from our web site, which also gives information on the circumstances in which the validity of this decision may be challenged by making an application to the High Court: <http://www.planningportal.gov.uk/planning/planninginspectorate/customerfeedback/>

If you wish to learn more about how an appeal decision or related costs decision may be challenged, or to give feedback or make a complaint about the way we handled the appeal(s), you may wish to visit our "Feedback & Complaints" webpage at

<https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access you may write to the Customer Quality Team at the address above. Alternatively, if you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

The Planning Inspectorate is not the administering body for High Court challenges and cannot change or revoke the outcome of an appeal decision. If you feel there are grounds for challenging the decision you may wish to consider obtaining legal advice as only the High Court can quash the decision. If you would like more information on the strictly enforced deadlines and grounds for challenge, or a copy of the forms for making a challenge, please contact the Administrative Court on 0207 947 6655.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment, we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes: https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Cecile Leblond
Cecile Leblond

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Appeal Decision

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

Site visit made on 9 February 2023

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

an Inspector appointed by the Secretary of State

Decision date: 15 November 2023

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

Land At Brittains Lane, Sevenoaks, Kent, TN13 2HL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Croudace Homes against the decision of Sevenoaks District Council.
 - The application Ref 21/04236/OUT, dated 22 December 2021, was refused by notice dated 6 April 2022.
 - The development proposed is an outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittains Lane with associated landscaping, parking, open space, play areas, and all other associated development works.
-

This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 7 July 2023.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Inquiry sat for 8 days. I undertook an accompanied site visit on 9 February 2023, during which I was able to view the appeal site from the Brittains Farm Conservation Area (the CA) and a residential property on Marlborough Crescent. I also undertook further unaccompanied visits and saw the appeal site's surroundings and Brittains Lane environs from public vantage points.
3. The application was submitted in outline with all matters reserved except access. Notwithstanding the reserved matters, it was confirmed that plans showing building heights and land use parameters are before me for consideration. I have considered the appeal on the basis of the access plans, and that up to 70 dwellings would be provided while bearing in mind that the detail within the two parameters plans could be secured via a condition.
4. The content of a draft s106 Agreement was discussed on the last day of the Inquiry; a signed and completed version was received on 1 March 2023, as agreed. I return to the obligations and provisions secured by the s106 Agreement later in overall planning balance, although assessment of the planning obligations against Regulation 122 of the Community Infrastructure Regulations 2010 (as amended) would only be necessary if planning permission was to be granted.

5. Since issuing the Decision Notice¹, Sevenoaks District Council (SDC) is no longer pursuing objections in relation to the lack of ecological information or to the lack of a completed s106 Agreement. Separate Statements of Common Ground (SoCG) covering matters of Planning, Landscape, Ecology, Highways, Housing Land Supply and Heritage have established various areas of agreement between the Appellant and SDC. Additionally, Kent County Council (KCC) does not object to the proposal in respect of flood risk, ecology, highways or sustainable travel. It is accepted that the proposal represents inappropriate development in the Green Belt.
6. The Brittain's Lane Association (BLA) was granted Rule 6(6) Party status under the Inquiry Procedure rules. In addition to endorsing the SDC's outstanding concerns with the appeal scheme that relate to harm to the Green Belt, character and appearance, and designated heritage assets, the BLA have advanced supplementary arguments and evidence in respect of site excavation/civil engineering, ecology, highway safety and access to services and facilities, and flood risk. I have considered these matters as part of the main issues.
7. The development plan comprises the Sevenoaks District Core Strategy, adopted February 2011² (the CS) and the Sevenoaks District Allocations and Development Management Plan, adopted February 2015³ (ADMP). After modification, in accordance with the examining Inspector's recommendations, on 9 February 2023 the Council resolved to hold a referendum on the draft Sevenoaks Town Neighbourhood Plan 2020-2038⁴ (the NP). My determination of this appeal shall be made in accordance with the development plan unless material considerations indicate otherwise. As the NP has reached a relatively advanced stage, I have taken it to be material in my decision-making.

Main Issues

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

¹ CDB.23

² CD.E1

³ CD.E2

⁴ CD.E3

Reasons

The site context

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

a) The effect of the proposals on the Green Belt

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

⁵ CDD.2 Landscape SoCG p. 2

⁶ CDE.30

⁷ CDE.30 p. 63

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

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

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

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

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

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

⁸ CD.E33

⁹ CDE.33 p. 90

¹⁰ CDF.10

¹¹ CDF.10 para 4.1 p. 18

¹² CDE.48

¹³ CDE.48 pp. 73-75

¹⁴ CDG.7 p. 7

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

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

¹⁵ CDA.8

¹⁶ A 15m setback from Ancient Woodland

¹⁷ Sustainable Drainage System

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

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

c) The effect on designated heritage assets

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

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

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

²⁰ Map 6

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

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

d) The effect of the proposal on ecological assets

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

²¹ CDE.1

²² CDE.1 para 5.7.2

²³ CDB.18

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

e) Locational sustainability, highway safety and flood risk

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

²⁴ CDH.8

²⁵ CDA.15

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

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

²⁶ CDB.11

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

²⁸ CDQ.4

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

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

Other considerations in favour of the proposal

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

²⁹ CDA.19 (Flood and Drainage Strategy)

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

³¹ ADMP p. 68 para 7.1

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

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

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

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

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

Overall planning balance

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

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

Other Matters

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

Conclusion

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

H Porter

INSPECTOR

³⁴ CDK.3

³⁵ CDM.2

APPEARANCES

FOR THE APPELLANT:

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

FOR THE LOCAL PLANNING AUTHORITY:

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

Jon Rooney

Landscape Consultant, Associate
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FOR THE RULE 6 PARTY:

Alex Greaves – of Counsel

Instructed by Brittain's
 Lane Association (BLA)

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 MCHIHT

Mike Glover OBE

Jim Quaife DipArb (RFS),
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Rick Hodges PhD

Keith Balaam

Charles George

FOR KENT COUNTY COUNCIL:

David Forsdick KC

Instructed by KCC

Helen Forster MCIEEM

Senior Biodiversity Officer, KCC

INTERESTED PARTIES:

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

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

Peter Scott BSc(Eng), CEng, MICE,
 MCIHT Dip H&TE
 Neil Munro
 Nick Prowse
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 Julie Thomson
 Cllr Andrew Eyre
 Cllr Avril Hunter
 Geraldine Tucker
 Mike Piercy
 Gerald Dolby-Gray

Local Resident
 Local Resident
 Local Resident
 Local Resident
 SDC
 Chairman, SDC
 Sevenoaks Society
 Head, The New Beacon School
 Local Resident

Stuart McCreadie

Local Resident

DOCUMENTS SUBMITTED DURING THE INQUIRY

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

ID49 – Final agreed suggested conditions

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Your Ref: 21/02502/PAC

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

Ms H Rose
Sevenoaks District Council
Assistant Appeals Officer
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

16 November 2023

Dear Ms H Rose,

Town and Country Planning Act 1990

Appeal by R20 Advisory Limited

Site Address: British Telecom, 160 London Road, SEVENOAKS, KENT, TN13 1BT

CORRECTION NOTICE

I am enclosing a copy of the corrected appeal decision letter, in pursuance of Section 56(2) of the Planning and Compulsory Purchase Act 2004 as amended. This decision corrects that issued on 3 July 2023.

There was an issue with the site address as stated in the Inspector's decision letter. Dunton Green is a separate parish a few miles to the north and not in Sevenoaks Town. There is also a London Road in Dunton Green and the address shown on the appeal decision may cause confusion. In the interests of clarity and accuracy we are issuing an amended decision letter. The site address will be corrected to read "160 London Road, Sevenoaks TN13 1BT".

Information about the Inspectorate's complaints procedures can be obtained from our web site, which also gives information on the circumstances in which the validity of this decision may be challenged by making an application to the High Court: <http://www.planningportal.gov.uk/planning/planninginspectorate/customerfeedback/>

If you wish to learn more about how an appeal decision or related costs decision may be challenged, or to give feedback or make a complaint about the way we handled the appeal(s), you may wish to visit our "Feedback & Complaints" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access you may write to the Customer Quality Team at the address above. Alternatively, if you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

The Planning Inspectorate is not the administering body for High Court challenges and cannot change or revoke the outcome of an appeal decision. If you feel there are grounds for challenging the decision you may wish to consider obtaining legal advice as only the High Court can quash the decision. If you would like more information on the strictly enforced deadlines and grounds for challenge, or a copy of the forms for making a challenge, please contact the Administrative Court on 0207 947 6655.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment, we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes: https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Chris Pritchard

Chris Pritchard

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Appeal Decision

Site visit made on 23 May 2023

by E Dade BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 November 2023

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

160 London Road, Sevenoaks TN13 1BT

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

This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 3 July 2023.

Decision

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

Preliminary Matters

2. Where the application was made on or before 31 July 2021, Article 3(1) and Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015) grants planning permission for development consisting of a change of use of a building and any land within its curtilage from a use falling within former Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

3. The planning application to which this appeal relates was made before 31 July 2021 and the Council accept that the proposal is able to qualify as permitted development under Class O. From everything I have seen in submissions and on my site visit, I find nothing that contradicts this conclusion.
4. In respect of prior approval matters, the provisions of Class O of the GPDO 2015 require the local planning authority to assess the proposed development on the basis of its transport and highways impacts; contamination risks on the site; flood risk on the site; the impacts of noise from commercial premises; and the provision of adequate natural light in all habitable rooms of the dwellinghouses. The Council have no objection to the scheme in terms of the matters of contamination, flooding, noise and natural light, and I have no reason to consider otherwise.
5. The principle of development is established by the GPDO 2015 and the provisions of Schedule 2, Part 3, Class O do not expressly or otherwise require determination of the appeal on the basis of s38(6) of the Planning and Compulsory Purchase Act 2004. However, I have had regard to the policies of the National Planning Policy Framework (the Framework) only in so far as they are a material consideration relevant to the matters of prior approval specified for Class O.

Main Issue

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

Reasons

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

reflect those of existing residents in the area. The effects of the overprovision of car parking are not tested by the Transport Statement, and thus are unknown. Therefore, there is a realistic prospect that, due to the oversupply of car parking spaces, the proposal would have unacceptable transport impacts on the operation of the strategic road network.

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

Other Matters

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

Conditions

18. Any planning permission granted for the development under Article 3(1) and Schedule 2, Part 3, Class O of the GPDO 2015 is subject to the condition that it must be completed within a period of 3 years starting with the prior approval date. Also Paragraph W(12) of Schedule 2, Part 3 of the GPDO 2015 requires development to be carried out in accordance with the details submitted.
19. Paragraph W(13), Schedule 2, Part 3 of the GPDO 2015 allows conditions to be imposed that are reasonably related to the subject matter of the prior approval. As set out above, to ensure the proposal would not have unacceptable transport and highway impacts, I have included a condition requiring the submission and approval of a car parking management scheme.

Conclusion

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

E Dade

INSPECTOR

Appeal Decision

Site visit made on 20 September 2023

by A Price BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st November 2023

Appeal Ref: APP/G2245/D/22/3308941

The Old Bakehouse, Six Bells Lane, Sevenoaks, Kent TN13 1JE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Saleem Ali against the decision of Sevenoaks District Council.
 - The application Ref 22/00893/HOUSE, dated 31 March 2022, was refused by notice dated 22 July 2022.
 - The development proposed is conversion of disused outbuildings (washroom and outdoor WC) and an enclosed courtyard into a one bedroom annexe.
-

Decision

1. The appeal is allowed and planning permission is granted for conversion of disused outbuildings (washroom and outdoor WC) and an enclosed courtyard into a one bedroom annexe at The Old Bakehouse, Six Bells Lane, Sevenoaks, Kent TN13 1JE in accordance with the terms of the application Ref 22/00893/HOUSE, dated 8 April 2022, subject to the conditions appended to this decision.

Applications for costs

2. An application for costs was made by the Appellant against Sevenoaks District Council. This application is the subject of a separate decision.

Preliminary Matters

3. The proposed development relates to the setting of a listed building and lies within a conservation area. Accordingly, I have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it may possess, as required under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). I have also paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72(1) of the Act.
4. Paragraph 41 of the officer report states that the outbuildings have not been identified as curtilage listed or locally listed buildings. I have no other evidence to dispute this and therefore accept those findings.

Main Issue

5. The main issue is whether the proposal would preserve the setting of the Grade II listed building, 8 Six Bells Lane, and the extent to which the development would preserve or enhance the character or appearance of the Sevenoaks High Street Conservation Area.

Reasons

Special interest and significance

Listed building

6. 8 Six Bells Lane is positioned next to the appeal site. It is a Grade II listed building¹ dating from the eighteenth century and is finished in red brick with blue headers with a ridge tile roof over.
7. Based on the evidence before me, the special interest and significance of the listed building is largely derived from its architectural and historic interest. Important contributors in these regards are its illustration as a vernacular and picturesque domestic property and the use of traditional building techniques and materials.
8. Pertinent to the appeal, in relation to the settings of listed buildings and the contribution they make to the special interest and significance of assets, I have had regard to the definition of setting within the National Planning Policy Framework (the Framework).
9. The closely associated buildings, alleyways and yards that surround the listed building have an historic and visual connection with the heritage asset, forming a tightly packed cluster of largely domestic cottages around a central cobbled space. These buildings and spaces, taken together, form the immediate setting of the listed building. It is from the open spaces that the asset is best appreciated. This immediate setting contributes to the asset's special interest and significance.

Conservation Area

10. The appeal property is also located within the Sevenoaks High Street Conservation Area (the CA).
11. The special interest and significance of the CA is largely derived from the preservation of its historic and picturesque townscape, with the narrow central roads of High Street and London Road abutted by a core of residential and commercial properties. Consistent building materials of brick, render and timber dominate the CA. The outbuilding, as a modest brick structure amongst a tightly packed townscape, makes a neutral contribution to the character and appearance of the CA and thereby to its significance as a designated heritage asset.

Appeal proposal and effects

Listed building

12. The proposal includes the conversion of the outbuilding and associated courtyard to provide a one-bedroom annex. This would include the incorporation of a roof covering over the existing structure together with the demolition of some existing sections of wall (both internal and external) and the part infilling of the existing doorway to the courtyard.
13. There is no doubt that the proposal would change the appearance of the site. Nevertheless, due to its relatively discreet position and the nature and extent

¹ List Entry Number: 1085964

of the alterations proposed, the functionally separate relationship between the appeal site and listed building would be maintained and the asset's historic and architectural interest unaffected. The ability to appreciate the listed building from within its immediate setting, that contributes to the asset's significance, would remain undisturbed by the proposed scheme.

14. I am mindful of the previous Inspector's report for a similar scheme at the site. I am of the same opinion as them in that the separate nature of the roof elements under this scheme would maintain the small-scale of the existing structures and those surrounding the site. The overall expanse of the roof covering would not appear overly large. Taken as a whole, the proposal would ensure that the modest and subservient nature of the outbuilding would remain intact.
15. There would be no loss of historic fabric to the nearby listed building as a result of the proposed development. From that perspective, the development would not have any tangible effect on the attributes that underlie the special interest and significance of 8 Six Bells Lane. Moreover, in respect of the appeal structure, I am satisfied that a suitably worded condition would be appropriate to control the making good of the area to be blocked up and the proposed external materials.
16. Taking these factors into account, the proposed development would not compromise the setting of the Grade II listed building, 8 Six Bells Lane, rather it would have a neutral effect that would not detrimentally alter how the asset would be experienced and would not adversely affect the ability to appreciate its significance. Consequently, the setting of the listed building and the contribution that it makes to the asset's significance would be preserved.
17. Overall, I conclude that the proposed development would preserve the setting of the Grade II listed building, 8 Six Bells Lane. Consequently, it would not harm the significance of the designated heritage asset. In doing so, it would satisfy the requirements of Section 66(1) of the Act. The proposal would also accord with the relevant provisions of Policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan (DMP, 2015) and Policy SP1 of the Core Strategy (CS, 2011), which in summary seek to protect heritage assets. This is in a similar vein to the Framework insofar as the protection of heritage assets is concerned.

Conservation area

18. The position, nature and extent of the proposals are such that they would not be highly visible from surrounding public vantage points, although the proposal would be seen from neighbouring private vantage points and the narrow alleyway adjacent to the site. The significance of a CA is dependent upon how it is experienced as a whole. For the reasons above, together with the fact that the appeal building would remain discernible and hierarchically subservient to the surrounding two-storey domestic properties, I consider that the proposals would have a neutral effect on, and would therefore preserve, the character and appearance of the CA as a whole.
19. Accordingly, I conclude that the proposal would preserve the character and appearance of the CA and would meet the requirements of Section 72(1) of the Act. As such, it would not harm the significance of this designated heritage asset. The proposal would also accord with the relevant provisions of DMP

Policies EN1 and EN4 and CS Policy SP1, which in summary seek to protect heritage assets. This is in a similar vein to the Framework insofar as the protection of heritage assets is concerned.

20. In finding no harmful effects to the special interest and significance of the designated heritage assets, it is not incumbent on me to consider any public benefits that would flow from the proposal.

Other Matters

21. Notwithstanding the above, I note that No 5 and 6 Six Bells Lane and The Old Bakehouse are identified as locally listed buildings. Unlike designated heritage assets, there is no statutory duty in relation to locally listed buildings and their settings. Moreover, they are not referenced in the Council's reason for refusal.
22. The Old Bakehouse lies to the south-east of the site and is two-storey former bakehouse, thought to be of 19th century origins. No 5 and 6 forms a two-storey property, finished in painted brick, ragstone and hung tiles with a slate roof over. No 5 and 6 lies to the east of the site and forms a prominent building which abuts the adjoining cobbled open space. The locally listed buildings contribute to an interesting townscape and understanding of the immediate area's origins.
23. The nearby open spaces and surrounding buildings form the setting of the locally listed buildings. It is from these open spaces that the buildings are best appreciated. This setting therefore contributes to how the assets are experienced and so add to their significance.
24. By reason of the nature and relatively discreet position of the proposed scheme, in undertaking a balanced judgement, it would not result in any indirect harmful effects to the significance of the locally listed buildings, having regard to Framework paragraph 203.
25. I note a number of objections received by the occupiers of neighbouring properties. Matters raised include the obstruction of views and light on Six Bells Lane, loss of light to properties, privacy and outlook to neighbouring properties, sewage and drainage concerns, disruption during building works, a lack of storage for waste and cycle storage and the impact on parking.
26. In respect of the effect on living conditions, drainage and parking, there is no dispute between the appellant and Council on these matters. I have no reason to disagree with those findings. In particular, as concluded by the previous Inspector, the pyramidal roof slopes down to all sides. This, combined with the reasonably modest height and pitch of the roof is such that there would be no harmful effect on daylight, sunlight or outlook to the occupiers of neighbouring properties, or the public spaces. The position of the windows would ensure no unacceptable loss of privacy. The ability to connect to services would be a private matter involving statutory providers.
27. Matters relating to building works are noted but would be short term and would be satisfactorily controlled by condition. In respect of waste and cycle storage, the proposed development is not for a conventional domestic property, but rather an annex associated with a host property (the Old Bakehouse). A condition is included to ensure this. Matters relating to drainage are dealt with by condition.

28. Concerns that other similar outbuildings will be converted in the future if this proposal was permitted are based on a hypothetical eventuality. Such schemes are not before me.

Conditions

29. In addition to the standard time limit condition and a condition relating to the approved drawings, for certainty, I have imposed a condition requesting details and samples of the external materials to be used in the development. This is necessary in the interests of character and appearance.
30. A condition relating to a construction management plan is necessary in the interests of residential amenity. A further condition limiting the use of the development hereby permitted is necessary for the avoidance of doubt and to ensure that the building is used as proposed. A surface water drainage condition is required to ensure that the development does not increase flood risk on or off the site.
31. Conditions relating to the construction management plan and materials are pre-commencement as these have the potential to effect living conditions and the appearance of the building. Details are therefore required upfront.
32. In imposing conditions, I have had regard to the tests within the Framework, the Planning Practice Guidance and relevant statute, and have accordingly amended the wording of certain conditions proposed by the Council without altering their aim.

Conclusion

33. The proposed development would comply with the development plan. There are no material considerations that indicate a decision should be made other than in accordance with the development plan. Therefore, for the reasons give above, I conclude that the appeal should be allowed.

A Price

INSPECTOR

SCHEDULE OF CONDITIONS

- 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: (EX)01 Revision D, PL(01), PL(02), PL(03), PL(04), PL(05).
- 3) The development hereby permitted shall not take place until samples and details of the design of external materials to be used in the development, including roofing, wall bonding and pointing and rainwater goods, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.
- 4) The development hereby permitted shall not take place until a Construction Method Statement 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) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) programme of works (including measures to protect the existing Public Right of Way);
 - v) hours of operation/construction.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 5) Prior to the installation of external doors and windows within the development hereby permitted, details of the design of the external joinery, including plans at a scale of 1:20, shall be submitted to and approved in writing by the local planning authority. Details of windows shall include the depth of reveal, method of opening, details of heads, cills and lintels. Details for door and door frames shall include architraves, linings, mouldings and beading. The development shall be carried out in accordance with the approved details.
- 6) The annex accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Old Bakehouse.
- 7) The development hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment shall have been provided to the local planning authority.

Costs Decision

Site visit made on 20 September 2023

by A Price BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st November 2023

Costs application in relation to Appeal Ref: APP/G2245/D/22/3308941 The Old Bakehouse, Six Bells Lane, Sevenoaks, Kent TN13 1JE

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Saleem Ali for a full award of costs against Sevenoaks District Council.
 - The appeal was against the refusal of planning permission for the conversion of disused outbuildings (washroom and outdoor WC) and an enclosed courtyard into a one bedroom annexe.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The applicant submits, in summary, that the Council failed to take into account the decision of a previous planning inspector dealing with a similar issue on the same site and that it failed to substantiate reasons for refusal. This is alleged to have resulted in wasted cost.
4. In respect of the planning decision, I have noted the Council's reason for refusal. This is sufficiently complete, specific, and relevant to the application. The decision notice also clearly states the policies that the Council considers the proposal would be in conflict with. Moreover, the planning committee is entitled to take a different view to that of planning and specialist officers, which it has done here. It is my view that the application for costs essentially relates to a disagreement about legitimate matters of planning judgement.
5. It is evident from the main decision that I have disagreed with the Council's reason for refusal. Nevertheless, I am satisfied that the Council's overall determination of the application was credible and that it was entitled to reach the decision it did. Therefore, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

A Price

INSPECTOR

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Anna Horn
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 23/02299/FUL
Your Ref:
Date: 28 November 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Tor Na Coille 1 Ashley Road Sevenoaks Kent TN13 3AN

Development: Demolition of existing house and erection of 6 semi detached houses with car parking and access drives to existing road. Associated landscaping.

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

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

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

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

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

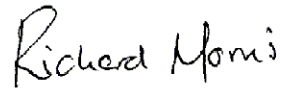
Please note that written information is not permitted to be used as a “visual aid”.

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

when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

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

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

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/02299/FUL	Anna Horn 19/09/2023	Cllr Granville	Prime Folio 0162269116
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Bromley	Tor Na Coille	1 Ashley Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 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 on 11/09/23

No. of days taken to comment 13

Proposed from the Chair with Cllr Granville's apologies:

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

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/02299/FUL	Anna Horn 17/10/2023	Cllr Granville	Prime Folio
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Bromley	Tor Na Coille	1 Ashley Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 26/09/23

23/02299/FUL - Amended plan

Demolition of existing house and erection of 6 semi detached houses with car parking and access drives to existing road. Associated landscaping.

A summary of the main changes are set out below:

The applicant has provided amended plans following comments from KCC Highways, the changes are summarised below:

- Existing access kept as it is
- Pedestrian visibility splays widened to 2m x 2m
- 6m depth allowed for second car parking space
- Sheds altered to allow parking of four cycles
- Confirmation of pay/permit parking on road for visitors

Comment on 09/10/23

No. of days taken to comment

13

Sevenoaks Town Council recommended refusal on the following grounds:

- By virtue of the impact on the street scene both to Ashley Road and St Botolphs Road, and the bulk and massing of the proposals in comparison to surrounding sites, this application is contrary to the development guidance of the Sevenoaks Residential Character Area Assessment
- The scale and site coverage of the development is out of keeping with the surrounding area contrary to Allocations and Development Management Plan Policy EN1.
- The applicant has not satisfactorily demonstrated in drawings provided how the construction solves the changes in level between the proposed access points and the site.
- The proposals seek to remove one mature tree, c380m2 of amenity grassland and ornamental shrubs, contrary to Sevenoaks Town Neighbourhood Plan Policy L4 which requires justification for tree and hedgerow removal and replacement within or in close proximity of the site, and contrary to Sevenoaks Town Council's Planning Committee policy and Sevenoaks District Council's Tree Strategy which both require planting of 2 replacement trees for every 1 tree which is removed.

Decision on

Appeal on



DOCUMENTS on DEPOSIT

**These documents
should remain available
for public inspection until
1 January 2024**

**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 47) ORDER 2023**

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 47) ORDER 2023

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'), 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 amend existing waiting restrictions on the following length of roads:-

Roads in the District of Sevenoaks

BAYHAM ROAD – DYL - On both sides of the road at the junction with Serpentine Road between points 10 metres northwest and 10 metres southeast. **ST GEORGES ROAD – DYL** – On both sides of junction with Bradbourne Road for a distance of 10 metres in a north easterly direction. **ST JOHNS ROAD – DYL** – On the east side between points 10 metres north and 10 metres south of the junction with St James Road. **ST JAMES ROAD – DYL** – On both sides of junction with St Johns Road for a distance of 10 metres in an easterly direction. **SERPENTINE ROAD – DYL** – (1) On the west side between points 10 metres north and 10 metres southwest of junction with Bayham Road. (2) On the east side between points 10 metres north and 15 metres southwest of its junction with Bayham Road.

The Order was made on 16 November 2023 and its provisions will come into effect on 17 November 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 17 November 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 47) ORDER 2023

Road Traffic Regulation Act 1984

STATEMENT OF REASONS

The Kent County Council acting as the Local Traffic Authority make the Order referred to above to place parking restrictions 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 47) ORDER 2023**

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'), 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 added to Appendix 25 – Sevenoaks 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 47) Order 2023" ("this Order") and shall come into operation on the 16th day of November 2023.

Given under the Common Seal of the Kent County Council

This day of 2023

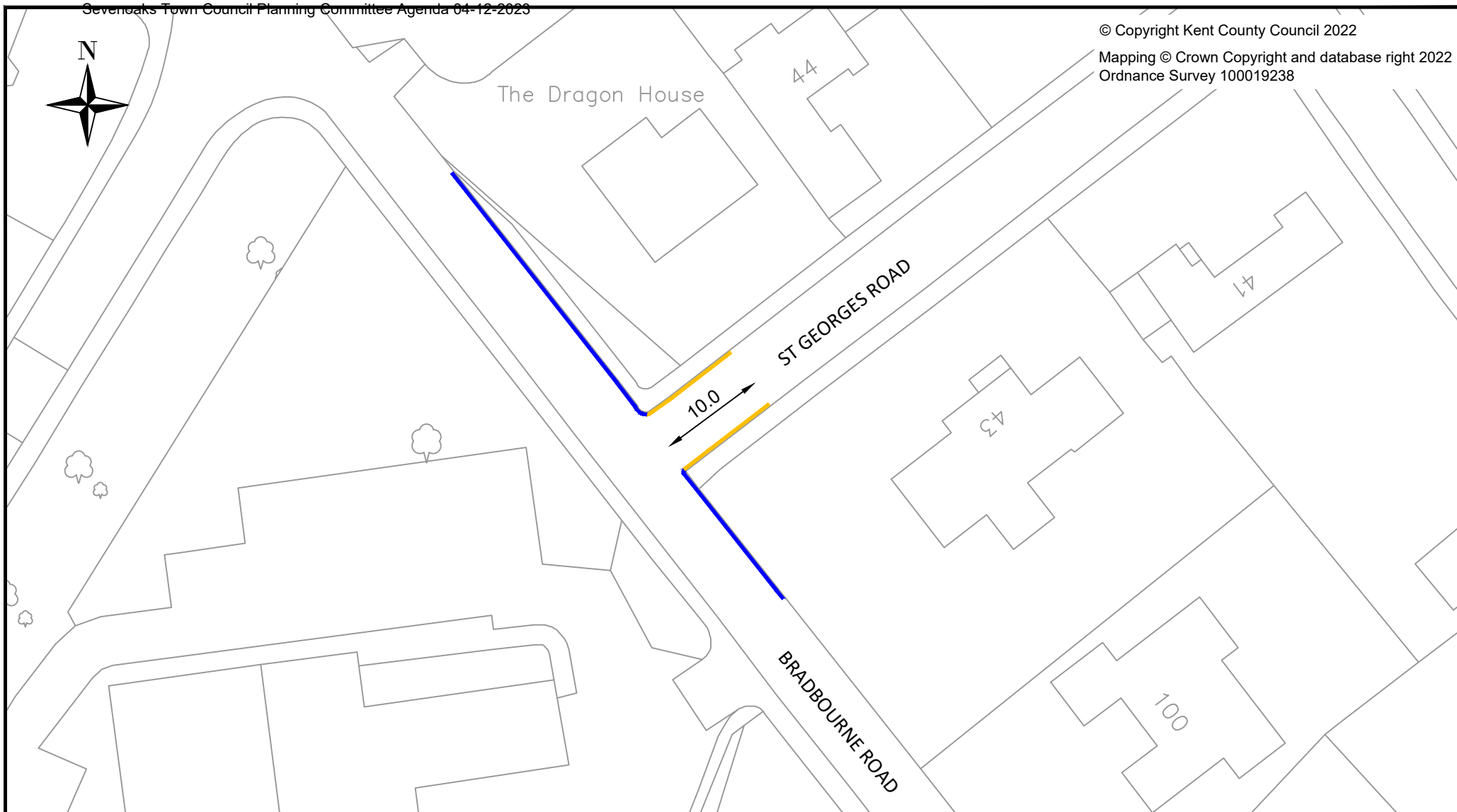
**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL was
hereunto affixed in the
presence of: -**

Authorised Signatory

SCHEDULE 1**Items to be 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 47
1	Bayham Road		Northwest	From its junction with Serpentine Road to a point 10 metres northwest and to a point 10 metres southeast.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 - 0001
1	Bayham Road		Southwest	From its junction with Serpentine Road to a point 10 metres northwest and to a point 10 metres south east.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 – 0002
1	St Georges Road		Both	From its junction with Bradbourne Road for a distance of 10 metres in a north easterly direction.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 – 0003
1	St Johns Road		East	From its junction with St James Road to a point 10 metres north and to a point 10 metres south.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 – 0004
1	St James Road		Both	From its junction with St Johns Road for a distance of 10 metres in an easterly direction.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 – 0005
1	Serpentine Road		West	From its junction with Bayham Road to a point 10 metres northeast and to a point 10 metres southwest.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 - 0006
1	Serpentine Road		East	From its junction with Bayham Road to a point 10 metres northeast and to a point 15 metres south west.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 – 0007

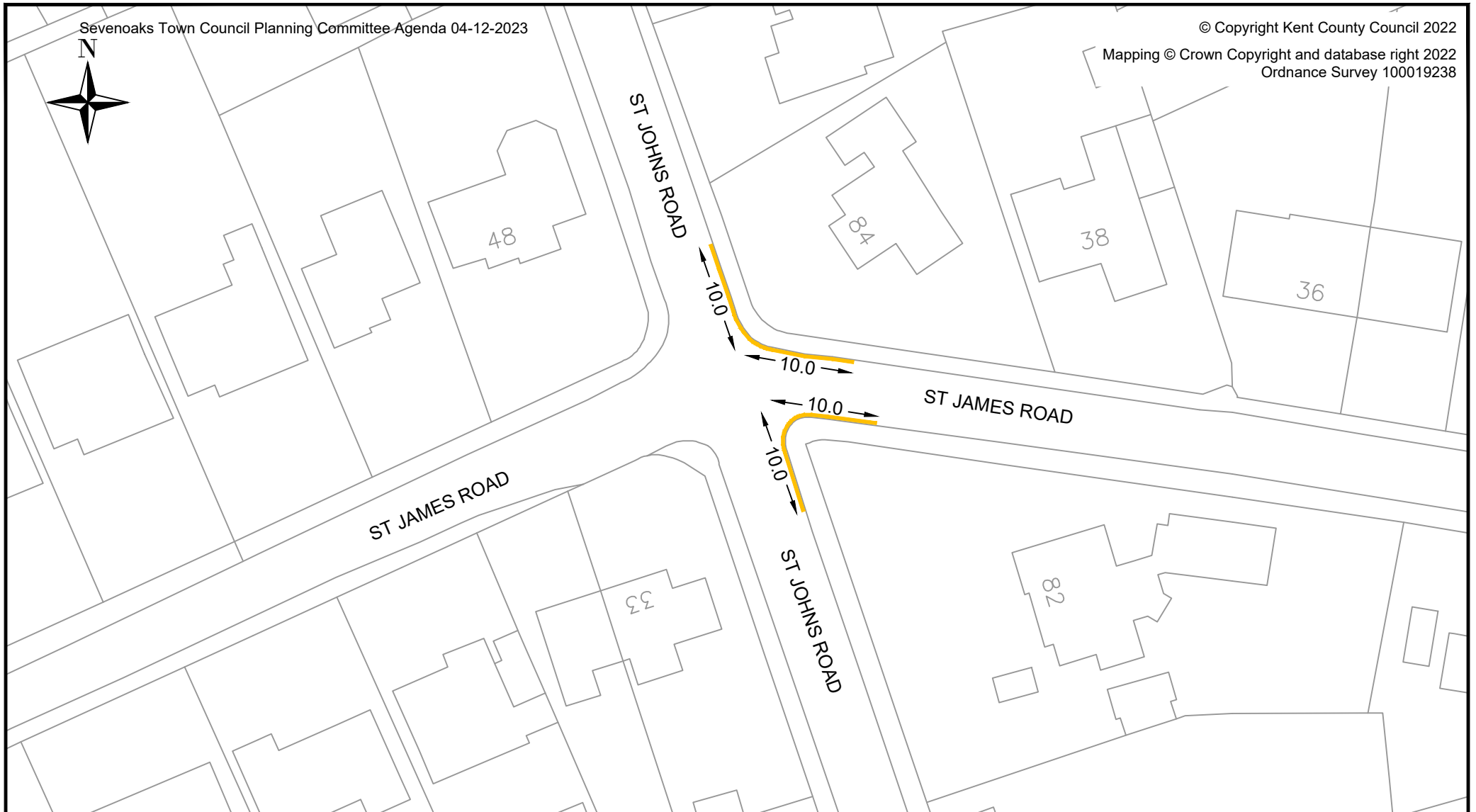


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Ordnance Survey 100019238

Notes:					
1. All dimensions given are in metres					
Key:					
Proposed double yellow lines					
Existing double yellow lines to remain					
0	16/12/2022	First issue For consultation	WG	ST	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.					

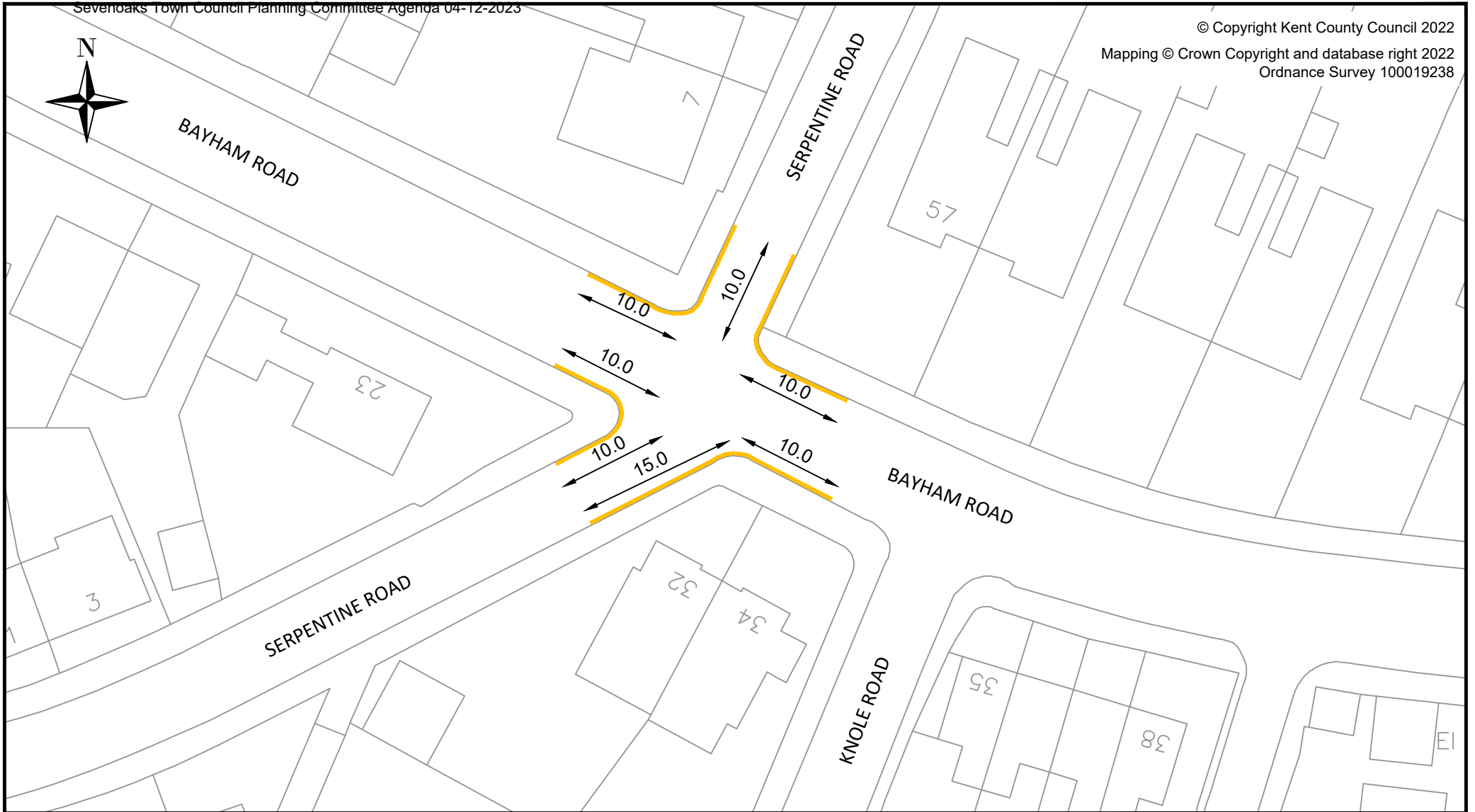
Project		 Kent County Council Ashford Highway Depot Henwood Industrial Estate Ashford TN24 8AD Tel: 03000 418181	
Drawing title		Drawing status	
Highway Improvements Waiting Restrictions St Georges Road, Sevenoaks Proposed Double Yellow Lines Layout Plan - Sheet 1 of 1		For Consultation	
		Scale	1:500 at A4
		Do not scale	
		Drawing number	Rev
		22-SE-SW-680/01	0



Notes: All dimensions given are in metres					
Key: — Proposed double yellow lines					
0	09/01/2023	First issue For consultation	WG	ST	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	Highway Improvements Proposed Waiting Restrictions
Drawing title	St Johns Road junction with St James Road, Sevenoaks 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	22-SE-SW-700/01	Rev 0



Notes: All dimensions given are in metres			Key:  Proposed double yellow lines		
0	09/01/2023	First issue For consultation	WG	ST	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 Highway Improvements Waiting Restrictions		 Kent County Council Ashford Highway Depot Henwood Industrial Estate Ashford TN24 8AD Tel: 03000 418181	
Drawing title Bayham Road junction with Serpentine Road, 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 22-SE-SW-701/01			Rev 0

Decision Notices published by Sevenoaks District Council OR Kent County Council from **14th November 2023 to 27th November 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)
23/01864/HOUSE	The Old Barracks, 95 Dartford Road – St Johns	Cllr Skinner	17th July 2023: STC recommended approval, 1 condition requiring Conservation Officer's consent 11th September 2023: STC recommended approval, 1 condition requiring Conservation Officer's consent	17 th November 2023: SDC Refused, 1 Ground Note: Conservation Officer considered the proposals harmful and not supported in heritage terms.
23/02174/HOUSE	22 Oakdene Road – Northern	Cllr Shea	29th August 2023: STC recommended approval. 9th October 2023: STC recommended approval, 2 conditions.	23 rd November 2023: SDC Granted, 3 conditions.
23/02481/HOUSE	Oakend Cottage, 1 Oakfields – Town	Cllr Willis	11th September 2023: STC recommended approval, 1 condition.	20 th November 2023: SDC Granted, 4 conditions.
23/02186/FUL	3 Station Parade – Town	Cllr Willis	29th August 2023: STC recommended approval, 2 conditions. 23rd October 2023: STC recommended approval, 3 conditions.	24 th November 2023: SDC Granted, 6 conditions.

23/02444/FUL	116 High Street – Town	Cllr Granville	23rd October 2023: STC recommended refusal, 1 condition.	16 th November 2023: Application withdrawn.
23/02553/FUL	Ground Floor Flat, 62 St Johns Road – St Johns	Cllr Dixon	9th October 2023: STC recommended approval, 4 conditions, 1 informative – including request for permeable surface	14 th November 2023: SDC Granted, 6 conditions – STC's request for informative relating to permeable drainage denied, due to informatives being unenforceable.
23/02565/HOUSE	Casanove, Clenches Farm Road – Kippington	Cllr Varley	9th October 2023: STC recommended approval, 2 conditions.	16 th November 2023: SDC Granted, 2 conditions.
23/02701/HOUSE	17 Bradbourne Vale Road – St Johns	Cllr Camp	9th October 2023: STC recommended approval, 1 informative.	17 th November 2023: SDC Granted, 3 conditions.
23/02741/ADV	110 High Street – Town	Cllr Michaelides	9th October 2023: STC recommended approval, 1 condition.	21 st November 2023: SDC Granted, 6 conditions.
23/02756/HOUSE	6A Yeomans Meadows – Kippington	Cllr Gustard	9th October 2023: STC recommended approval, 1 condition.	16 th November 2023: SDC Granted, 4 conditions.
23/02795/HOUSE	21 Oak Warren – Kippington	Cllr Daniell	9th October 2023: STC recommended approval.	15 th November 2023: SDC Granted, 4 conditions.
23/02833/ADV	2-3 Dorset Street – Town	Cllr Granville	23rd October 2023: STC recommended refusal, 1 condition, 1 informative.	23 rd November 2023: SDC Refused, 1 Ground.

Planning Applications to be Considered

Planning Applications received to be considered on 04 December 2023

1	Plan Number	Planning officer	Town Councillor	Agent
	23/02100/HOUSE	Samuel Odell 11/12/2023	Cllr Dr Canet	Blackburn Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr I Osburn		Pounsley House	Pounsley Road	ADJOINING - Dunton Green
Town		County	Post Code	Application date
				20/11/23
23/02100/HOUSE - Amended plan				
ADJOINING PARISH CONSULTATION				
Single storey rear & side replacement extensions, and roof extensions to dwellinghouse with associated internal alterations. Replace existing garage and laundry building with erection of annex outbuilding for purposes incidental to the enjoyment of the dwellinghouse. Demolition of existing outbuildings.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY3RCYBKFT00			

2	Plan Number	Planning officer	Town Councillor	Agent
	23/02649/FUL	Stephanie Payne 06/12/2023	Cllr Willis	Blackburn Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Light			9 Crownfields	Town
Town		County	Post Code	Application date
				15/11/23
23/02649/FUL - Revalidated plan				
Sub-division of land. Erection of detached dwelling with associated parking.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0VRC7BKI1V00			

3	Plan Number	Planning officer	Town Councillor	Agent
	23/02770/HOUSE	Christopher Park 11/12/2023	Cllr Granville	CooperHBC
Case Officer				
Applicant		House Name	Road	Locality
Mrs G Voss			10 Six Bells Lane	Town
Town		County	Post Code	Application date
				20/11/23
23/02770/HOUSE - Amended plan				
Replacement of front door. Internal alterations.				
A summary of the main changes are set out below:				
Following comments made by the conservation officer, the plans have been amended to exclude the rooflight.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1EA1UBKIEE00			

Planning Applications to be Considered

Planning Applications received to be considered on 04 December 2023

4	Plan Number	Planning officer	Town Councillor	Agent
	23/02771/LBCALT	Christopher Park 11/12/2023	Cllr Granville	CooperHBC
Case Officer				
Applicant		House Name	Road	Locality
Mrs G Voss			10 Six Bells Lane	Kippington
Town		County	Post Code	Application date
				20/11/23
23/02771/LBCALT - Amended plan				
Replacement of front door. Internal alterations. Rooflight.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1EA1VBKIEF00			

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02951/HOUSE	Summer Aucoin 05/12/2023	Cllr O'Hara	Forte Services Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr J Moore			39 Grove Road	Northern
Town		County	Post Code	Application date
				14/11/23
Demolish existing timber and glass lean-to at the rear, and construct a side return infill extension. New window to be added to the rear.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2BM4FBKJ0L00			

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02970/HOUSE	Stephanie Payne 14/12/2023	Cllr Willis	HCUK Group Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr E & Mrs M Kevis & Cameron			20 The Drive	Town
Town		County	Post Code	Application date
				17/11/23
23/02970/HOUSE - REVALIDATED plan				
Demolition of part of basement and part of ground floor at rear of property and replacement with new basement and ground floor extension to the property. New rooflight and lantern to new extension. Alterations to fenestration. New solar panels (rear). Landscaping. Ground floor balcony (rear). New terrace outside basement (rear).				
A summary of the main changes are set out below: Amended site location plan and drawings received on 14/11/2023.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2FBD7BKJ4200			

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02990/HOUSE	Stephanie Payne 05/12/2023	Cllr Clayton	Offset Architects

Planning Applications to be Considered

Planning Applications received to be considered on 04 December 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs J O'Donnell		10 Park Lane	Eastern
Town	County	Post Code	Application date
			14/11/23
Single storey side and rear extensions with a roof terrace with steps. Privacy screening. Alteration to fenestration. New oriel bay window. Variation of the sunken terrace shape. Reposition of steps leading to ground floor terrace.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2H64YBKJ5600		

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03070/FUL	Abbey Aslett 14/12/2023	Cllr Michaelides	Ibbett Mosely
Case Officer				
Applicant		House Name	Road	Locality
Mr S & Mrs J Martin & Aornford			43B London Road	Town
Town		County	Post Code	Application date
				23/11/23
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.				
/Amended letter received 27-11-2023/				
A summary of the main changes are set out below:				
Clarification of proposal description.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2U4Q5BKJDQ00			

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03159/HOUSE	Samuel Odell 08/12/2023	Cllr Shea	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr T Grant			24 Betenson Avenue	Northern
Town		County	Post Code	Application date
				17/11/23
Demolition of conservatory and construction of two storey side extension and single storey rear extension with roof lantern. New rooflight on New front porch.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3CQ74BKJM100			

10	Plan Number	Planning officer	Town Councillor	Agent
	23/03185/FUL	Anna Horn 08/12/2023	Cllr Michaelides	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
Ms N Holmes		Wetton Cleaning Services Ltd E	2 Pembroke Road	Town
Town		County	Post Code	Application date
				17/11/23
Conversion and extension of the existing property to create 8 x new dwellings and new office provision.				

Planning Applications to be Considered

Planning Applications received to be considered on 04 December 2023

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3GFHABKJP800
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11	Plan Number	Planning officer	Town Councillor	Agent
	23/03221/HOUSE	Summer Aucoin 05/12/2023	Cllr Granville	Nadia Ledger Architects
Case Officer				
Applicant		House Name	Road	Locality
Mrs J Bunt			19 The Drive	Town
Town		County	Post Code	Application date
				14/11/23
Demolition of existing conservatory to replace with a single storey rear extension with flat roof and rooflights. Internal alterations. New patio and steps with associated works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3POTWBKJSW00			

12	Plan Number	Planning officer	Town Councillor	Agent
	23/03278/HOUSE	Samuel Odell 12/12/2023	Cllr Dr Canet	Mr Joshua Eves
Case Officer				
Applicant		House Name	Road	Locality
Mr J Dalton			32 Otford Road	Northern
Town		County	Post Code	Application date
				21/11/23
Proposed ground floor rear extension with roof lantern. Alteration to fenestration. Demolition of chimney stack.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3WWHVBKJXV00			

13	Plan Number	Planning officer	Town Councillor	Agent
	23/03350/HOUSE	Abbey Aslett 15/12/2023	Cllr Gustard	Anderson North Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr A Bilimoria			8 Middlings Rise	Kippington
Town		County	Post Code	Application date
				24/11/23
Two storey side extension with dormer. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4A263BKK4I00			