

22<sup>nd</sup> January 2019



You are summoned to attend a meeting of the PLANNING COMMITTEE, to be held at 7pm in the Council Chamber at the address below on **Monday** 28<sup>th</sup> January 2019.

**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 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 meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

#### Committee Members

Cllr Arnold  
Cllr Busvine OBE  
Cllr Canet  
Cllr Chakowa  
Cllr Clayton  
Cllr Eyre – **Vice Chairman**  
Cllr Hogarth  
Cllr Mrs Parry

Cllr Parry  
Cllr Parson  
Cllr Piper - **Chairman**  
Cllr Raikes  
Cllr Schneider  
Cllr Towell  
Cllr Waite  
Cllr Walshe

#### 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.

Town Council Offices  
Bradbourn Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)



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

To receive and sign the minutes of the Planning Committee meeting held on 14<sup>th</sup> January 2019, previously approved at Council on 21<sup>st</sup> January 2019.

5 PLANNING APPEALS

To receive and note the following appeal decisions:

- i. APP/G2245/W/18/3211841: 18/01835/FUL – Fallowfield, 2 Letter Box Lane (APPEAL DISMISSED)
- ii. APP/G2245/W/18/3212115: 18/01242/FUL – Land West Of 3 Julian's Way (APPEAL DISMISSED)

6 DISCOVER GATWICK INVITATION

a) To receive and note a further invitation from Community Engagement at Gatwick Airport to attend a "behind the scenes" event, on one of the following dates:

- Tuesday 19<sup>th</sup> March 2019
- Tuesday 30<sup>th</sup> April 2019

b) Members to nominate Councillors to attend.

*[370] Please note that Cllrs Parry and Mrs Parry are booked to attend an earlier session, on Tuesday 19<sup>th</sup> February 2019, as the Sevenoaks Town Council's representatives.*

7 SOUTH EAST WATER: PROPOSED NEW WATER MAIN IN SEVENOAKS

To receive a verbal update, following the Stakeholder Meeting held on 18<sup>th</sup> January 2019.

8 ZEBRA CROSSING ON DARTFORD ROAD

(Item requested by Councillor Raikes).

9 COMMUNITY PLAN PRIORITIES 2019-2013: PUBLIC CONSULTATION

- a) To receive and note the Press Release from Sevenoaks District Council inviting public comment.
- b) To receive and note the Public Consultation Draft document.
- c) To note that the deadline for comments, via the online survey, is 1<sup>st</sup> March 2019.

10 LOCAL PLAN: PROPOSED SUBMISSION VERSION CONSULTATION (DECEMBER 2018) AND ADDITIONAL CONSULTATIONS

- a) To receive and note the Regulation 19 Consultation Representation Form supplied by Sevenoaks District Council
- b) [401] To consider Sevenoaks Town Council's response to the Proposed Submission Version Consultation.

*[231] [213 iii] Please note that Sevenoaks Town Council's response to the July 2018 Draft Local Plan Consultation, submitted to Sevenoaks District Council on 5<sup>th</sup> September 2018, is attached to this agenda for reference.*

11 PLANNING APPLICATIONS

- (a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.  
**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.**
- (c) The meeting will be reconvened to consider planning applications received during the two weeks ending 22<sup>nd</sup> January 2019.

12 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

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Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 14th January 2019 at 7.00pm.

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**Present:**

**Committee Members**

|                                  |                          |                              |           |
|----------------------------------|--------------------------|------------------------------|-----------|
| Cllr Arnold                      | Apologies                | Cllr Parry                   | Present   |
| Cllr Busvine OBE                 | Present                  | Cllr Parson                  | Present   |
| Cllr Canet                       | Present                  | Cllr Piper - <b>Chairman</b> | Present   |
| Cllr Chakowa                     | Apologies                | Cllr Raikes                  | Present   |
| Cllr Clayton                     | Present                  | Cllr Schneider               | Apologies |
| Cllr Eyre – <b>Vice Chairman</b> | Present - Arrived 7.25pm | Cllr Towell                  | Apologies |
| Cllr Hogarth                     | Apologies                | Cllr Waite                   | Present   |
| Cllr Mrs Parry                   | Present - Left 7.21pm    | Cllr Walshe                  | Present   |

**Also in attendance:**

Deputy Town Clerk  
Planning Assistant

**PUBLIC QUESTION TIME**

None

**398     REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**399     DECLARATIONS OF INTEREST**

Councillors Busvine, Parson and Raikes declared that they had been lobbied regarding:

[Plan no. 6]    18/03829/FUL: 17 Eardley Road

**400     MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on 17<sup>th</sup> December 2018.

**RESOLVED:** That the minutes be approved and signed.

**401     LOCAL PLAN: PROPOSED SUBMISSION VERSION CONSULTATION (DECEMBER 2018) AND ADDITIONAL CONSULTATIONS**

The Committee received and noted the email from the Planning Department at Sevenoaks District Council regarding the opportunity for public comment on a series of documents, including the Proposed Submission Version of the Local Plan.

**RESOLVED:**

- To defer discussion until the next Planning Committee meeting on 28<sup>th</sup> January 2019, when Sevenoaks Town Council would consider its response.
- That any members who wish to receive a hard copy of the plan should contact the Deputy Town Clerk prior to the next meeting.

402 PLANNING APPLICATIONS

- a) The Committee received and noted planning applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- b) The Committee considered planning applications received. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

403 PRESS RELEASES

None.

Finished: 7.40pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 14-1-19

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                          |                        |                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------|------------------------|-------------------------|
| <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>Plan Number</i>     | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>18/03306/CONVAR</b> | Sean Mitchell 24-01-2019 | Cllr Eyre              | Mr Rayner 01622 851218  |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| QW Development 4 Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                          | 79 Weald Road          | Kippington              |
| <i>Town</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                          |                        | 04/01/19                |
| <p><b>Variation of condition 5 (details of land levels) of application reference 17/00998/FUL to the detached dwelling and a new access. Demolition of 4 outbuildings with amendment to the finish floor level to be raised by 500 mm.</b></p> <p><b>18/03306/CONVAR - Amended plan</b></p> <p><b>Elevational drawings of the development have now been submitted.</b></p> <p><b>Amended proposal description:</b></p> <p><b>Variation of condition 5 (details of land levels) of application reference 17/00998/FUL for detached dwelling, new access and demolition of 4 outbuildings with amendment to the finish floor level to be raised by 500 mm.</b></p> |                        |                          |                        |                         |

**Sevenoaks Town Council recommended approval, subject to the roofline not being significantly raised.**

|                                                                                                                                                                                                                                                   |                       |                          |                        |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|------------------------|-------------------------|
| <b>2</b>                                                                                                                                                                                                                                          | <i>Plan Number</i>    | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                   | <b>18/03428/HOUSE</b> | Holly Pockett 23-01-2019 | Cllr Waite             | Mr D Dennis 240140      |
| <i>Applicant</i>                                                                                                                                                                                                                                  |                       | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Hugill                                                                                                                                                                                                                                   |                       |                          | 102 St Johns Hill      | Eastern                 |
| <i>Town</i>                                                                                                                                                                                                                                       |                       | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                                                   |                       |                          |                        | 04/01/19                |
| <p><b>Demolition of existing conservatory. Erection of single storey rear extension with rooflights and associated landscaping works including new rear terrace.</b></p> <p><b>18/03428/HOUSE - Amended plan</b></p> <p><b>Amended plans.</b></p> |                       |                          |                        |                         |

**Sevenoaks Town Council recommended approval.**

|                                                                                                                                         |                       |                         |                        |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                                                | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                         | <b>18/03458/HOUSE</b> | Emma Gore 8/1/19        | Chakowa                | n/a                     |
| <i>Applicant</i>                                                                                                                        |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Knape                                                                                                                                   |                       | Lahaina                 | Linden Chase           | St Johns                |
| <i>Town</i>                                                                                                                             |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                         |                       |                         |                        | 19/12/18                |
| <p><b>Proposed new detached double garage. Conversion of existing garage into habitable space. New render to the main dwelling.</b></p> |                       |                         |                        |                         |

**//Awaiting Chairman's Action//**

# Planning Applications Considered

Applications considered on 14-1-19

|                                                                                                                                                                                                  |                       |                          |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|------------------------|-------------------------|
| <b>4</b>                                                                                                                                                                                         | <i>Plan Number</i>    | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                  | <b>18/03605/HOUSE</b> | Holly Pockett 17-01-2019 | Cllr Piper             | Mr Chandler 0776457878  |
| <i>Applicant</i>                                                                                                                                                                                 |                       | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr S Raeburn                                                                                                                                                                                     |                       | 9 Quarry Cottages        | London Road            | Kippington              |
| <i>Town</i>                                                                                                                                                                                      |                       | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                  |                       |                          |                        | 02/01/19                |
| <b>Single storey side and rear extension. Replacement of existing mono pitched roof with flat roof.</b><br><br><b>18/03605/HOUSE - Amended plan</b><br><br><b>Certificate B has been signed.</b> |                       |                          |                        |                         |

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity to no. 8.**

|                                                                                                                           |                       |                           |                        |                         |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|------------------------|-------------------------|
| <b>5</b>                                                                                                                  | <i>Plan Number</i>    | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                           | <b>18/03735/HOUSE</b> | Alexis Stanyer 17-01-2019 | Cllr Parry             | Mrs Austin 07866962268  |
| <i>Applicant</i>                                                                                                          |                       | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Retzlaff                                                                                                         |                       |                           | 19 White Hart Wood     | Kippington              |
| <i>Town</i>                                                                                                               |                       | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                           |                       |                           |                        | 02/01/19                |
| <b>Demolition of garage. Erection of ground and first floor extension. Alterations to roof and fenestration, dormers.</b> |                       |                           |                        |                         |

**Sevenoaks Town Council recommended approval.**

|                                                                                                                                       |                     |                         |                        |                         |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|------------------------|-------------------------|
| <b>6</b>                                                                                                                              | <i>Plan Number</i>  | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                       | <b>18/03829/FUL</b> | Emma Gore 21-01-2019    | Cllr Parson            | N/A                     |
| <i>Applicant</i>                                                                                                                      |                     | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr R Freeman-Kerr                                                                                                                     |                     |                         | 17 Eardley Road        | Town                    |
| <i>Town</i>                                                                                                                           |                     | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                       |                     |                         |                        | 03/01/19                |
| <b>Change of use of part ground floor and all of first floor from ancillary use to ancillary and bed and breakfast accommodation.</b> |                     |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

**Informative: Councillor Busvine abstained from voting on this application.**

# Planning Applications Considered

Applications considered on 14-1-19

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                           |                           |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|---------------------------|------------------------------|
| <b>7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i>    | <i>Agent</i>                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 18/03836/HOUSE     | Alexis Stanyer 23-01-2019 | Cllr Piper (Chairman OOW) | Mrs Richardson 01892 50 0000 |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    | <i>House Name</i>         | <i>Road</i>               | <i>Locality</i>              |
| Mr & Mrs Bakumawicz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    | Tanglewood                | Parkfield                 | Wildernesse                  |
| <i>Town</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    | <i>County</i>             | <i>Post Code</i>          | <i>Application date</i>      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                           |                           | 02/01/19                     |
| <p><b>Modifications to roof structure to facilitate two storey side and rear extension including loft conversion with skylights. Conversion of garage into habitable space. Alterations to fenestration. Associated landscaping works.</b></p> <p><b>Amended Plan (Information Only) received from SDC 04-01-2019:</b></p> <p><b>Following the assessment of the documentation, it was concluded that the proposed development should be progressed under householder procedure instead of FUL application, thus the suffix of the application was altered from FUL to HOUSE.</b></p> |                    |                           |                           |                              |

**Sevenoaks Town Council noted that this application had been withdrawn, so no action was taken.**

|                                                                 |                    |                         |                        |                             |
|-----------------------------------------------------------------|--------------------|-------------------------|------------------------|-----------------------------|
| <b>8</b>                                                        | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>                |
|                                                                 | 18/03837/FUL       | Mr M Mirams 18-01-2019  | Cllr Busvine           | Mr Choudhary 01916 053 0000 |
| <i>Applicant</i>                                                |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>             |
| Mr Mehra                                                        |                    |                         | 49 London Road         | Town                        |
| <i>Town</i>                                                     |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>     |
|                                                                 |                    |                         |                        | 02/01/19                    |
| <b>Change of use from (A3) restaurant to (D1) orthodontist.</b> |                    |                         |                        |                             |

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the appearance of the new clinic will not be detrimental to character of the Conservation Area.**

|                                                                 |                    |                         |                        |                             |
|-----------------------------------------------------------------|--------------------|-------------------------|------------------------|-----------------------------|
| <b>9</b>                                                        | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>                |
|                                                                 | 18/03838/LBCALT    | Mr M Mirams 18-01-2019  | Cllr Busvine           | Mr Choudhary 01916 053 0000 |
| <i>Applicant</i>                                                |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>             |
| Mr Mehra                                                        |                    |                         | 49 London Road         | Town                        |
| <i>Town</i>                                                     |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>     |
|                                                                 |                    |                         |                        | 02/01/19                    |
| <b>Change of use from (A3) restaurant to (D1) orthodontist.</b> |                    |                         |                        |                             |

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the appearance of the new clinic will not be detrimental to character of the Conservation Area.**

# Planning Applications Considered

Applications considered on 14-1-19

|                                                                                                                                                                  |                    |                          |                        |                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|------------------------|-------------------------|
| <b>10</b>                                                                                                                                                        | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                  | 18/03850/HOUSE     | Holly Pockett 18-01-2019 | Cllr Eyre              | N Thompson 01689 8363   |
| <i>Applicant</i>                                                                                                                                                 |                    | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Schooley                                                                                                                                                |                    |                          | 53 Weald Road          | Kippington              |
| <i>Town</i>                                                                                                                                                      |                    | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                  |                    |                          |                        | 02/01/19                |
| <b>Replacement of single storey side extension and garden outbuilding. Erection of single storey rear extension with skylights. Alterations to fenestration.</b> |                    |                          |                        |                         |

**Sevenoaks Town Council recommended approval.**

**Informative: Sevenoaks Town Council requests that the Arboricultural Officer investigates whether the mature fir tree at the end of the garden (adjacent to the new outbuilding) is a specimen tree, and that a TPO be applied if necessary.**

|                                                                                                                                                                                         |                    |                          |                         |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|-------------------------|-------------------------|
| <b>11</b>                                                                                                                                                                               | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i>  | <i>Agent</i>            |
|                                                                                                                                                                                         | 18/03851/HOUSE     | Holly Pockett 23-01-2019 | Cllr Mrs Parry          | Mr Gerken 01424 871120  |
| <i>Applicant</i>                                                                                                                                                                        |                    | <i>House Name</i>        | <i>Road</i>             | <i>Locality</i>         |
| Mr & Mrs S Hipgrave                                                                                                                                                                     |                    |                          | 75 Bradbourne Vale Road | Northern                |
| <i>Town</i>                                                                                                                                                                             |                    | <i>County</i>            | <i>Post Code</i>        | <i>Application date</i> |
|                                                                                                                                                                                         |                    |                          |                         | 04/01/19                |
| <b>Demolition of existing single storey rear extension. Erection of single storey rear and side extensions. Conversion of garage into habitable space. Alterations to fenestration.</b> |                    |                          |                         |                         |

**Sevenoaks Town Council unanimously recommended approval.**

|                                                     |                    |                          |                        |                         |
|-----------------------------------------------------|--------------------|--------------------------|------------------------|-------------------------|
| <b>12</b>                                           | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                     | 18/03895/HOUSE     | Holly Pockett 24-01-2019 | Cllr Parry             | Mr D Burr 742200        |
| <i>Applicant</i>                                    |                    | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mrs R Partridge                                     |                    |                          | 2 Beacon Rise          | Kippington              |
| <i>Town</i>                                         |                    | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                     |                    |                          |                        | 04/01/19                |
| <b>Single storey rear extension with skylights.</b> |                    |                          |                        |                         |

**Sevenoaks Town Council recommended approval.**

|                                                                                                                                                          |                    |                           |                        |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|------------------------|-------------------------|
| <b>13</b>                                                                                                                                                | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                          | 18/03898/HOUSE     | Alexis Stanyer 23-01-2019 | Cllr Clayton           | Mr D Dennis 240140      |
| <i>Applicant</i>                                                                                                                                         |                    | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Williams                                                                                                                                        |                    |                           | 52 Hillside Road       | Eastern                 |
| <i>Town</i>                                                                                                                                              |                    | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                          |                    |                           |                        | 04/01/19                |
| <b>Ground and first floor extension at side, partial garage conversion to reduce the internal space for one car parking. Replacement of front porch.</b> |                    |                           |                        |                         |

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the materials used for the extension are in keeping with the rest of the house, and the street scene.**

# Planning Applications Considered

Applications considered on 14-1-19

|                                                                                                                                                                                                   |                       |                         |                        |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|------------------------|-------------------------|
| <b>14</b>                                                                                                                                                                                         | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                   | <b>18/03916/HOUSE</b> | Emma Gore 24-01-2019    | Cllr Eyre              | Mrs Austin 07866962268  |
| <i>Applicant</i>                                                                                                                                                                                  |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Billing                                                                                                                                                                                  |                       |                         | 40 Garth Road          | Kippington              |
| <i>Town</i>                                                                                                                                                                                       |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                   |                       |                         |                        | 07/01/19                |
| <b>Two storey front extension, single storey side and rear extension. Raising of the roof height to create habitable rooms in the roof including dormer windows. Alterations to fenestration.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|                                                                                                                                                                                                                                                                                                               |                        |                           |                           |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------|---------------------------|-------------------------|
| <b>15</b>                                                                                                                                                                                                                                                                                                     | <i>Plan Number</i>     | <i>Planning officer</i>   | <i>Town Councillor</i>    | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                                               | <b>18/03923/LBCALT</b> | Mr M Mirams 24-01-2019    | Cllr Piper (Chairman OOW) | Mr Sharpe 01892 518094  |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                              |                        | <i>House Name</i>         | <i>Road</i>               | <i>Locality</i>         |
| Sevenoaks Town Council                                                                                                                                                                                                                                                                                        |                        | Bat And Ball Rail Station | Bat And Ball Road         | Northern                |
| <i>Town</i>                                                                                                                                                                                                                                                                                                   |                        | <i>County</i>             | <i>Post Code</i>          | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                               |                        |                           |                           | 04/01/19                |
| <b>Sundry additional works as part of the Bat And Ball Station refurbishment including: brick cleaning (general areas), brick/terracotta repairs, amendments to canopy, lighting, replacement gutters, replacement door to ED03, fireplaces - additional opening up works, power assisted external doors.</b> |                        |                           |                           |                         |

**Sevenoaks Town Council declined to comment, as it is the applicant.**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                           |                           |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------|---------------------------|-------------------------|
| <b>16</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <i>Plan Number</i>     | <i>Planning officer</i>   | <i>Town Councillor</i>    | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>18/03925/CONVAR</b> | Mr M Mirams 24-01-2019    | Cllr Piper (Chairman OOW) | N/A                     |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        | <i>House Name</i>         | <i>Road</i>               | <i>Locality</i>         |
| Sevenoaks Town Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        | Bat And Ball Rail Station | Bat And Ball Road         | Northern                |
| <i>Town</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        | <i>County</i>             | <i>Post Code</i>          | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                           |                           | 04/01/19                |
| <b>Variation of condition 6 (amplified music) of 17/00320/FUL for "Conversion of an existing disused grade II listed station into a new cafe and community facilities. New doorways to be formed between cafe, kitchen and WCs. Existing external courtyard to be covered to form new plant room and external WC." with amendment to "no amplified music shall be played in the Booking Hall or Luggage Room (defined in drawing 3_110 Ground Floor Proposed) at any time unless a detailed acoustic assessment including any necessary mitigation measures, has been submitted to and agreed in writing by the Council. Any approved scheme shall then be fully implemented prior to the first playing of amplified music and retained thereafter".</b> |                        |                           |                           |                         |

**Sevenoaks Town Council declined to comment, as it is the applicant.**

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## Appeal Decision

Site visit made on 7 January 2019

**by H Miles BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 18 January 2019**

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**Appeal Ref: APP/G2245/W/18/3211841**

**Fallowfield, 2 Letter Box Lane, Sevenoaks TN13 1SN**

- 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 & Mrs Wills against the decision of Sevenoaks District Council.
  - The application Ref SE/18/01835/FUL, dated 11 June 2018, was refused by notice dated 7 August 2018.
  - The development proposed is erection of 1no. dwelling to create a semi-detached pair; alterations and extension to existing dwelling and associated works.
- 

### Decision

1. This appeal is dismissed.

### Procedural Matters

2. I have been presented with documents including a CGI image, 'street scene view' plan<sup>1</sup>, and daylight and sunlight assessment, which were not before the Council at the time that they made their decision. These documents do not amend the scheme, but do provide further information relating to the development proposed. This information was submitted with the appeal statement and therefore I am satisfied that the Council has had the opportunity to respond to the content of these additional details. For the reasons above, the parties would not be prejudiced if I were to consider these documents, and therefore the appeal is assessed on the basis of this additional information.

### Main Issues

3. The main issues are the effect of the proposed development on the character and appearance of the area and on the living conditions of neighbouring properties with particular reference to 4 Letter Box Lane.

### Reasons

#### *Character and Appearance*

4. Letter Box Lane is characterised in part by its rural woodland setting. Groups of dwellings are accessed from side roads and are partly screened by vegetation but remain visible (particularly when trees are not in leaf) from the main part of the road. The appeal site forms part of a group comprising 2-6 Letter Box Lane. The properties in this group and the surrounding area are varied in their design but have characteristics in common, including being generally detached, two-storey (plus roof accommodation in some cases) and set in generous plots.

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<sup>1</sup> SP1192-18-PL03

These shared features contribute to the pleasant appearance of this area. Whilst there are a limited number of properties in the surrounding area which are not detached, these are not so widespread as to form a prevalent part of the area's character.

5. The subdivision of this plot would provide two semi-detached dwellings in narrower, smaller plots than those found in the surrounding area, particularly in the case of the property which would adjoin no. 4. Albeit that the length of the plots would be comparable to others nearby. The appellant states that the density of the proposed development would be 20 dwellings per hectare which would accord with policy SP7 of the Core Strategy<sup>2</sup>, although I am not provided with the full details of this policy. Notwithstanding this, the proposed layout would subdivide the curtilage of the host dwelling resulting in smaller plot sizes and widths than the majority of those which form the character of this area. For these reasons the proposed development would be a cramped form of development which would not be in keeping with the prevailing character of the area.
6. Although the proposed dwellings would be partly screened from the main part of Letter Box Lane by the trees opposite, they would still be visible in public and private views, and their appearance as two semi-detached dwellings would be perceived. Consequently this screening would not overcome the harm to the character and appearance of the area identified above.
7. The appellant has provided details of properties in the in the nearby area which are not detached<sup>3</sup>. I have not been provided with the full details of these cases and therefore I attach limited weight to their specific circumstances. Nevertheless I have undertaken an assessment of the character and appearance of the area (including an assessment of whether detached dwellings form part of its character) based on the evidence before me and my observations. My conclusions are based on these findings.
8. The proposed dwellings would be smaller and at a lower level than no. 4. However, the subordination of adjoining plots does not form a significant part of the character and appearance of the surrounding area. Consequently this would not be a particular benefit of the proposed design in this respect.
9. Therefore, for the reasons above, I conclude that the proposed development would have a harmful effect on the character and appearance of the surrounding area. In this respect it would be contrary to the policies that I find to be most relevant to this main issue: Policy SP1 (Design of New Development and Conservation) of the Local Development Framework Core Strategy Development Plan Document adopted 22 February 2011 (the Core Strategy) Policy EN1 of the Allocations and Development Management Plan Adopted February 2015 (the ADMP), and to the advice provided in the Supplementary Planning Document Sevenoaks Residential Character Area Assessment Adopted April 2012.

### *Living Conditions*

10. The daylight and sunlight assessment provides detailed evidence to demonstrate that there would be no loss of light to the patio or garden at no. 4

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<sup>2</sup> Local Development Framework Core Strategy Development Plan Document adopted 22 February 2011

<sup>3</sup> Buckwell Place, 17-19 Shenden Way, 1 Letter Box Lane (Parkside Cottage)

as a result of the proposed development. I am not presented with substantive evidence which would lead me to dispute these findings.

11. Ground levels at no. 2 are significantly lower than at no. 4, therefore the single storey element of the proposed adjoining dwelling is unlikely to have a significant overbearing effect on, or sense of enclosure to, no. 4. The depth of the two storey element would extend beyond the rear elevation of no. 4. However, taking into account: the overall size of the garden area at no. 4, the higher ground levels at no. 4, the roof form proposed, and the separation from the boundary albeit modest, the proposed development would not have an significant overbearing effect nor result in a harmful sense of enclosure for the neighbouring occupiers.
12. For the reasons above I conclude that the proposed development would provide adequate living conditions for the occupiers of no. 4 and, in this respect, would not be contrary to policy EN2 (Amenity protection) of the ADMP.

### **Other Matters**

13. I note that the site is close to, but not within, the Green Belt. Based on the evidence before me I am not lead to conclude that the proposed development would be harmful to the Green Belt.
14. Issues including the fact that the proposed development would be an effective use of land, would boost the supply of homes, would be within an existing settlement, and would provide small units have been drawn to my attention. However, due to the scale of the development (one additional dwelling), these benefits are not sufficient to overcome the harm to the character and appearance of the area identified above.
15. I note that the principle of development, the effect on highways, parking, landscaping, ecology, trees, affordable housing, the detailed design of the dwelling nor the living conditions of 2 Parkland Close, the appearance of the gaps to the boundary, are not in dispute between the main parties. However, the absence of harm in these respects does not weigh in favour of the proposal.

### **Conclusion**

16. Whilst I do not find harm in relation to living conditions or any other matters, this does not outweigh my finding in respect of the unacceptability of the scheme's effect on the character and appearance of the area.
17. Therefore, for the reasons above, this appeal should be dismissed.

*H Miles*

INSPECTOR

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## Appeal Decision

Site visit made on 7 January 2019

**by H Miles BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 22 January 2019**

---

### **Appeal Ref: APP/G2245/W/18/3212115 3 Julians Way, Sevenoaks TN13 2PE**

- 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 Adley against the decision of Sevenoaks District Council.
  - The application Ref SE/18/01242/FUL, dated 16 April 2018, was refused by notice dated 20 June 2018.
  - The development proposed is demolition of existing garage and division of existing plot into two separate plots and erection of a proposed two bedroom house. The existing access would be retained for use by the new dwellings and a new access would be provided elsewhere on the site for use by the original dwelling.
- 

### **Decision**

1. This appeal is dismissed.

### **Procedural Matters**

2. Since this planning application was decided the revised National Planning Policy Framework (the revised Framework) has been published. Both main parties have had the opportunity to submit comments on the relevance of the revised Framework to this case. I have taken any comments received into consideration and I have assessed this appeal in light of the revised Framework.
3. The appellant confirms on the appeal form that the description of development has changed from that listed on the application form. The description of development above reflects this updated wording.

### **Main Issues**

4. The main issues are the effect of the proposed development on the character and appearance of the area and whether the proposed development would result in appropriate living conditions for existing and future occupiers, with particular reference to outlook from 3 Julians Way and the proposed dwelling.

### **Reasons**

#### *Character and Appearance*

5. Julians Way and Grange Road are characterised by their curved shape which encloses a roughly oval shaped area. The layout and separation of dwellings in this area is strongly influenced by this road layout resulting in relatively generous plot sizes and widths, although the extent of the gaps between buildings differs. Houses are mainly semi-detached and similar in design and

style. This results in an interesting pattern of development and pleasant appearance. 3 Julians Way is a triangular plot and has a single storey garage close to the boundary with 5 Julians Way. Whilst there are a limited number of detached houses in slightly smaller plots in the surrounding area these are not so widespread as to form a prevalent part of the area's character. Therefore I find that the overall character is of semi-detached houses in fairly generous plots which respond to the curved road layout.

6. The development proposed is a detached house in a relatively small and narrow plot. This would not be in keeping with the pattern of development in this area. The proposed detached house would also appear narrower than the pairs of houses which are prevalent in the surrounding streets. It is put to me that the proposed reasonably regularly shaped garden may be more usable than a triangular shape. However, that does not alter my conclusions in relation to the appropriateness of the overall plot size and shape relative to the character and appearance of the area. For these reasons the proposed development would be a cramped form of development which would not be in keeping with the prevailing character of the area.
7. The appellant has provided details of other development nearby<sup>1</sup>, I have not been provided with the full details of these cases and therefore I attach limited weight to their specific circumstances. Properties at 13-17 Julians Way have also been drawn to my attention with particular respect to their plot width. I have undertaken an assessment of the character and appearance of the area (including an assessment of how plot sizes form part of its character) based on the evidence before me and my observations. My conclusions are based on these findings.
8. Given my conclusion in relation to the contribution of the extent of gaps between buildings to the streetscene, it follows that the gaps between the proposed building and the neighbouring dwellings, would not be unacceptably harmful. However this would not overcome the harm to the character and appearance of the area identified above.
9. As such I conclude that the proposed development would have a harmful effect on the character and appearance of the area. In this respect the proposed development would be contrary to the policies most relevant to this main issue: Policy SP1 (Design of New Development and Conservation) of the Local Development Framework Core Strategy Development Plan Document Adopted 22 February 2011 (the Core Strategy) and Policy EN1 (Design Principles) of Allocations and Development Management Plan Adopted February 2015 (the ADMP).

### *Living Conditions*

10. The majority of the windows at 3 Julians Way would face towards the garden of the proposed dwelling. At first floor the outlook from these windows would be open, and although at ground floor the distance from the property boundary would be more limited than at present, this would not be so close as to unacceptably affect the outlook to these windows. There is one window at ground floor which would face towards the two storey side elevation of the proposed dwelling. However, I observed that this window served a utility room and therefore a more limited outlook to this room would not have a

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<sup>1</sup> 4 Grange Road, 16 Grange Road, 26 Grange Road

significantly detrimental impact on the living conditions of the occupiers of 3 Julians Way. For the same reasons I do not consider that the proposed development would result in a harmful sense of enclosure to these rooms.

11. Given the arrangements of the garden area at 3 Julians Way, the side wall to the proposed property would not be so overbearing as to cause an unacceptable sense of enclosure to the garden so as to be harmful to the living conditions of the occupiers of 3 Julians Way.
12. The outlook from the rear ground floor windows at the proposed new dwelling would be towards their garden. Although the garden's length would be more limited than others nearby, it is not so small that harm to the living conditions of future occupiers, with reference to outlook, would occur.
13. As such, I conclude that the development would not result in unacceptable living conditions for existing or future occupiers. In this respect the proposed development would not be contrary to the policy most relevant to this main issue: Policy EN2 (Amenity Protection) of the ADMP.

### **Other Matters**

14. Reference has been made to a previous appeal decision at this site<sup>2</sup>. I have not been provided with the full context of this case and therefore I attach limited weight to its particular details.
15. The appellant has highlighted social, economic and environmental benefits of this proposal which include: economic benefits for local businesses during construction and occupation, providing jobs during the construction period, the provision of additional housing on an available and deliverable site, that the site is accessible to local shops and services and in this respect is preferable to development in the countryside, landscaping and car parking would be provided, amenity space would be provided for future occupiers and the site is underutilised and within an existing urban area. However, due to the scale of the development (one additional dwelling), and that generally these benefits are not unique to this particular residential development, they are not sufficient to outweigh the harm to the character and appearance of the area identified above.
16. It has been suggested that the Council cannot demonstrate a 5 year housing land supply. However, even if I were to find that this was the case, the identified harm to the character and appearance of the area would significantly and demonstrably outweigh the benefits of the proposed development as discussed above. Consequently, the appeal scheme is not sustainable development in the terms of the Framework, for which there is a presumption in favour of.
17. Policies EN1, EN2 of the ADMP and SP1 of the Core Strategy, referred to in the decision notice, were published prior to the Framework. However, I find that the broad aims of delivering high quality design appropriate to the local area and protecting the living conditions of existing and future occupiers are generally consistent with the Framework and, in terms of paragraph 213 of the Framework, I have attached due weight to these policies in my reasoning.

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<sup>2</sup> APP/G2245/A/02/1102454

18. I note that the effect on privacy, daylight and sunlight are not in dispute between the main parties. However, the absence of harm in these respects does not weigh in favour of the proposal. I also note that the Council did not refuse the application on the grounds that it would have a harmful effect on the nearby conservation area and I am not presented with any substantive evidence which would lead me to conclude otherwise.

### **Conclusion**

19. Whilst I do not find harm in relation to living conditions or any other matters, this does not outweigh my finding in respect of the unacceptability of the scheme's effect on the character and appearance of the area.
20. For the reasons set out above, this appeal should be dismissed.

*H Miles*

INSPECTOR

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**From:** DD - Community <[community@gatwickairport.com](mailto:community@gatwickairport.com)>  
**Sent:** 18 January 2019 15:14  
**To:** DD - Community <[community@gatwickairport.com](mailto:community@gatwickairport.com)>  
**Subject:** Invitation to Discover Gatwick 2018/19

Gatwick are pleased to announce **the 2018/19 season of our Discover Gatwick programme**, a series of events where representatives of the local community they could learn more about Gatwick and how we are leading the way in enhancing the experience of our passengers and in managing a highly efficient and responsible airport.

We value good relationships with our neighbours and the wider community across the region and these events provide an important opportunity for open dialogue. The feedback from attendees at these events has been very positive and we would be pleased to invite members of local parish councils, neighbourhood and community groups to join one of the next 'behind the scenes' event to learn more about how the operational aspects of the airport.

Dates currently available:

**Tuesday 19<sup>th</sup> March 2019**

**Tuesday 30<sup>th</sup> April 2019**

We would be grateful if you would circulate this invitation to your members and kindly ask them to register their interest by emailing [community@gatwickairport.com](mailto:community@gatwickairport.com) stating which date they would prefer. These events are proving very popular and we may therefore need to restrict the number of attendees from any one group. .

We will ensure that the agenda (which we anticipate will run from approximately 9am to 2pm) will allow time for questions and discussion as this provides an important opportunity for us to understand the key areas of interest from community representatives.

If you do have questions, please do not hesitate to get in touch.

Regards

Community Engagement Team

7<sup>th</sup> Floor, Destinations Place

**Email:** [community@gatwickairport.com](mailto:community@gatwickairport.com)



Stay updated, sign up to receive Gatwick Airport's regular digital newsletter  
[www.gatwickairport.com/communitynewsletter](http://www.gatwickairport.com/communitynewsletter)

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# Press Release



PR 6448

21 January 2019

**For Immediate Release**

## **Last chance to have your say on the new Community Plan**

Sevenoaks District Council invites your opinions on the new Community Plan.

After a comprehensive consultation with residents, including young people, voluntary & community groups and partners, Sevenoaks District Council and its partners have produced a draft of the Community Plan, which spans 2019 to 2023.

To ensure residents have a full say in what goes into the Community Plan, Sevenoaks District Council have created a short online survey, which closes on 1 March 2019, for local people to have their final say on the plan.

The document supports a 15-year vision which includes creating a District with Safe and Caring Communities, a Green and Healthy Environment and a Dynamic and Sustainable Economy.

The document sets out the community's priorities for local services for the next three years and will be delivered by the District and County Councils, the health service, the Police, the fire service and housing associations, together with voluntary groups, businesses and faith communities.

Sevenoaks District Council Cabinet Member for Economic & Community Development, Cllr Roddy Hogarth, says: "We have worked hard to put together a plan which incorporates the issues that matter to local people. This survey shows a further commitment to making sure our residents have a chance to shape local services through the Community Plan"

You can read the draft plan and have your say by filling out a short survey on the Sevenoaks District Council's website [www.sevenoaks.gov.uk/consultations](http://www.sevenoaks.gov.uk/consultations)

**ENDS**

### **Notes to Editor**

The Community Plan creates a long-term vision for the Sevenoaks District and sets out the community's priorities for action.

The key elements of The Community Plan are:

**Safe Communities:** making Sevenoaks District a safer place to live, work and travel

**Caring Communities:** where children are given the best start and people can be supported to live independent lives

**Green Environment:** where people can enjoy high-quality urban and rural environments

**Healthy Environment:** where people have healthy lifestyles, access to quality healthcare and health inequalities are reduced

**Dynamic Economy:** a thriving local economy where businesses flourish, where people have skills for employment and tourism is supported

**Sustainable Economy:** where people can live, work and travel more easily and are empowered to shape their community.

# Sevenoaks District Community Plan Priorities 2019-2023

Public Consultation Draft



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## Introduction

The Community Plan creates a long-term vision for the Sevenoaks District and sets out the community's priorities for action.

We are pleased to present the priorities for the three years 2019-2023. This is based on widespread consultation with local people and our partners.

The Sevenoaks District Local Strategic Partnership delivers the Community Plan. The Partnership is made up of public sector organisations together with voluntary, community and faith sector representatives. It is co-ordinated by Sevenoaks District Council.

**The priorities set out in this document help us to deliver our 15-year vision:**

### Safe Communities

A safer place to live, work and travel



### Caring Communities

Children are enabled to have the best start and people can be supported to live independent lives



### Green Environment

People can enjoy high quality urban and rural environments



### Healthy Environment

People have healthy lifestyles, access to quality healthcare and health inequalities are reduced



### Dynamic Economy

A thriving local economy where businesses flourish, where people have skills for employment and tourism is supported



### Sustainable Economy

People can live, work and travel more easily and are empowered to shaped their community



## About the Sevenoaks District



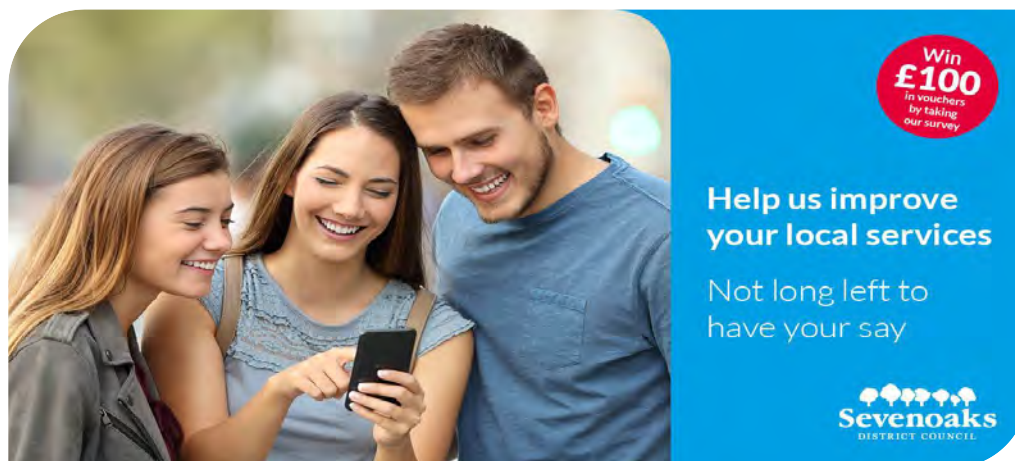
- Train services to London take just under **30** minutes from Swanley and just over **30** minutes from Sevenoaks.
- **1** hour by car to Dover port.
- **40** minutes by car to London airports.
- **9** miles from Swanley to Ebbsfleet International station.



- **93%** of the District is designated Green Belt.
- **60%** of the District is in the Kent Downs or High Weald Area of Outstanding Natural Beauty.
- **11%** is covered in Ancient Woodland
- **Six** main settlements – Sevenoaks, Swanley and Edenbridge, Westerham, New Ash Green and Otford.

- Sevenoaks District is perceived to be affluent but this masks local pockets of urban and rural deprivation. For example, Swanley St Mary's ward falls within the 10% most deprived wards in Kent and the South East (2015, Indices of Multiple Deprivation).
- 11.6% of children under 16 (2,465) live in low-income families in receipt of Child Tax Credit where rural deprivation is more isolating than poverty in the towns. The majority of children living in poverty (73.9%) live in lone parent families.
- According to the Kent County Council Housing led population forecast projections, the population of Sevenoaks District is forecast to grow by more than 9,000 by 2028.
- The 2017 Mid-year population estimates (Office for National Statistics) show that Sevenoaks District has a population of 119,400 residents and the third lowest population density in Kent measured as **3.1 persons per hectare**.
- According to Kent County Council the number of people over 65 is forecast to rise by **33% by 2036 (8,600)** and the number of people over 85 is forecast to rise by **91.3% by 2036 (3,400)**.

## Who did we consult?



To help identify our priorities for the District over the next three years, we consulted a wide range of residents, community representatives, statutory groups and voluntary and community groups at events and forums across the District. This included:

- All residents consulted through our District-wide In Shape magazine;
- Digital marketing campaign targeting young people and people under 40 years of age;
- 659 survey responses;
- Including 154 survey responses from young people in years 11,12 and 13 at Knole Academy, Sevenoaks;
- Eight stakeholder workshops with statutory, voluntary and community groups, patient participation groups, and representatives for the Sevenoaks District Access Group.

## Equality and inclusion statement for the Local Strategic Partnership

We recognise that everyone has a contribution to make to our society and a right to access services without being discriminated against or disadvantaged because of their:

- |              |                                       |                         |
|--------------|---------------------------------------|-------------------------|
| • Race       | • Religion/ belief                    | • Transgender           |
| • Disability | • Sexual orientation                  | • Caring responsibility |
| • Gender     | • Pregnancy or maternity              | • Employment status     |
| • Age        | • Marital or civil partnership status |                         |

We will work to ensure that all services provided by partners or funding offered will conform to these standards and expectations.

## The Sevenoaks District Local Strategic Partnership

### Who are we?

The Sevenoaks District Community Partnership co-ordinates the monitoring and delivery of the Action Plan. It is made up of representatives from the following organisations:





## **Safe Communities**

### **A safer place to live, work and travel**

**Insert Picture**

**What you said**

**“I feel the need for more connection with younger people...”**

**“People like to see a Police presence in the area and know that they will be responded to if there are issues”**

**“Parking on pavements restricts accessibility and makes it more dangerous for pedestrians”**

## Safe Communities

The award winning Sevenoaks District Community Safety Partnership brings together all the key agencies in the District who have an impact on crime, anti-social behaviour and perception of crime.

The Community Safety Unit (CSU) is based in Sevenoaks District Council Offices and responds daily to anti-social behaviour and other community safety priorities in the District. The CSU now includes three dedicated Police Community Support Officers who are addressing Domestic Abuse, Vulnerable Adults and Vulnerable Young People. The CSU also has access to an additional Local Community Policing Team, which can be deployed to tackle local issues in the District.

By working together, the Community Safety Partnership has achieved one of the lowest crime rates in the county, and the lowest level of anti-social behaviour in the county. The Community Safety Partnership has now set up a Community Multi-Agency Risk Assessment Conference (MARAC). The focus of the Community MARAC is to help those at most risk of harm.

The CSU are able to use a variety of powers to tackle crime and anti-social behaviour, including powers to disperse anti-social behaviour, Community Protection Notices to stop a person, business or organisation committing anti-social behaviour, and Closure Power Orders to allow quick closure of premises which are being used, or likely to be used, to commit nuisance or disorder. The CSU have also set up Organised Crime Groups, which address organised crime and serious crime within communities.

### What you said

***From our consultations, we know residents are most concerned about:***

- More visible policing - seeing and being more aware of Police and Community Safety activity in local communities.
- Reducing anti-social behaviour and supporting young people, particularly by providing activities and focusing on support and prevention.
- The need to focus on the District's crime issues and to disrupt behaviours in places of concern.
- Poor parking and parking on pavements making it difficult for people with access issues and people using pushchairs.
- Improving street lighting.
- Improving road safety and reduce speeding vehicles.
- Improving communication about what has been done successfully to tackle crime and anti-social behaviour.
- Providing support for and take action to prevent people from becoming repeat victims of crime, including people who suffer domestic abuse.
- Continuing to provide youth work and fun activities.
- Helping young people stay safe online, safe from bullying, and cyber-bullying.
- Recognising the link between alcohol misuse and community safety issues, including domestic abuse.

## Safe Communities - Your Priorities

### Priority 1

#### **Make the work of the Police and partners more visible in communities**

***We will:***

- Deliver targeted community safety campaigns and make more people aware of Police and community safety activity in their local communities.
- Continue to facilitate Partners and Communities Together Panels (PACTs).
- Increase engagement with schools and older people around mental health, especially around addressing anti-social behaviour and community safety concerns.
- Communicate Community Safety Partnership successes to the local community.
- Consider police and emergency services facilities as part of the Sevenoaks District Infrastructure Delivery Plan as part of the Local Plan.

### Priority 2

#### **Work to keep crime at a low level and to respond to perception of crime**

***We will:***

- Produce an annual assessment of crime and take action to safeguard local people and repeat victims of crime.
- Coordinate partnership work to tackle and prevent risk-taking behaviour relating to substance misuse and alcohol.
- Take action reduce and deter acquisitive crime and organised crime in the District.
- Through the Local Plan, ensure new development is designed to minimise threats and improve public safety.

### Priority 3

#### **Support vulnerable and repeat victims of crime and anti-social behaviour**

***We will:***

- Identify repeat criminal and anti-social behaviour and provide early intervention.
- Continue to fund and evaluate domestic abuse support projects.
- Continue to raise public and professional awareness of Domestic Abuse.
- Identify those who are vulnerable to scams and distraction crime and ensure that training for professionals and safeguarding measures are put in place to protect people.
- Take action to safeguard children, young people and vulnerable adults, including those at risk of radicalisation, modern slavery, human trafficking, child sexual exploitation and from gangs.
- Promote online safety and online safeguarding champions through the work of the Kent Safeguarding Children Board.
- Deliver safeguarding training through the Kent Safeguarding Children's Board to improve awareness of safeguarding issues.
- Improve communication around key safeguarding issues.
- Work with Housing Associations to address low-level anti-social behaviour and through improved tenancy procedures.

#### Priority 4

##### **Tackle anti-social behaviour**

###### ***We will:***

- Coordinate action on high to medium risk victims, perpetrators and problem locations through the Community Multi-Agency Risk Assessment Conference (MARAC) process.
- Continue to set up Task and Finish Groups to deliver a focused approach on reducing Anti-Social Behaviour (ASB).
- Work with partners and use powers to tackle crime and anti-social behaviour at individual sites where crime and anti-social behaviour is occurring.
- Increase the use of ASB powers including the use of Closure Orders, Community Protection Notices and Criminal Behaviour Orders.
- Target work around nuisance dogs, dangerous dogs and dog fouling.
- Continue to commission and provide positive activities for children and young people.
- Provide youth work and youth outreach support and respond to service feedback from partners.
- Influence voluntary and community provision through the District Council's Community Grant scheme.
- Target initiatives to prevent bullying and cyber-bullying and review mental health support available to victims.

#### Priority 5

##### **Tackle speeding vehicles and improve road safety for all road users, including pedestrians, cyclists and horse riders**

###### ***We will:***

- Take enforcement action on dangerous and illegal parking.
- Continue to support the "Speedwatch" campaign.
- Make roads/pavements safer for vulnerable people.
- Meet 90% of routine pothole and highways repairs carried out within 28 days.
- Put in place a programme of street lighting refurbishment based on age and condition information.
- Put in place a drainage cleaning programme that protects roads and footways from the adverse effects of standing water.

#### Did you know?

During 2017/18, Sevenoaks District had the second lowest level of recorded crime across Kent, an improvement compared with the previous year when the District had the third lowest level of crime.

There were 1,619 incidents of anti-social behaviour in the Sevenoaks District recorded during 2017/18. This is the lowest level of anti-social behaviour recording in Kent during that period.

The Sevenoaks District Community Safety Unit won the Team Contribution Award at the West Kent Division Awards held in May 2018.



## Caring Communities

Insert picture here

### What you said

**“I’d like more education about drugs and about how to invest and use money wisely at school”**

**“Work with health and care agencies to support people in their own homes and keep them out of hospital”**

**“Provide services in the outlying areas and continue to support local groups, such as over 60s”**

## Caring Communities

The public sector is currently struggling with funding for essential services at a time of rising costs of social care. The growing number of older and frail people is increasing demands on services, as people are living longer. By 2036, we expect a 33% increase in the number of older people and a 91% increase in those over 85 years of age.

This also places challenges for our local services, with General Practitioner (GP) practices who find themselves, their services and infrastructure struggling to cope with an increased number of patients. The Kent and Medway Growth and Infrastructure Framework (2018 update) estimates the size of the challenge, with an estimated £2.76 billion required for health and social care infrastructure in Kent between 2017-2031, of which £939 million is identified as a funding gap. In West Kent, the expected funding gap is £279.9 million.

We know that in some areas of the District, a lack of income is making it difficult for some families. The Local Strategic Partnership, including Kent County Council and health partners, will work together in the District to ensure that children, young people, and their families are able to access appropriate services.

The new Homelessness Reduction Act (2017) set out some of the biggest changes to homelessness legislation since the Housing Act 1996. There is now an emphasis on providing free information, advice, and support at an earlier stage and for a longer period, for anyone who needs help or is threatened with homelessness. In addition, the government's programme of welfare reform as we move towards the full roll out of Universal Credit will present a challenge to those seeking to help vulnerable residents.

We want to support those who can to remain in their own homes and combat homelessness at an early stage, putting in place repairs and adaptations needed to prevent falls and help residents to maintain their independence. We also want to focus on tackling poor quality housing that is linked to poor health.

### What you said

***From our consultations, we know residents are most concerned about:***

- Making sure that we are coordinating services around the individual.
- Considering the impact of loneliness and isolation.
- Improving communication about services available to residents in the District.
- Making sure deliver services are delivered in rural locations where people find it hard to access support and advice.
- Continuing support through Disabled Facilities Grants and the Better Care Fund.
- Advice for young people at school at drugs and money management.
- Supporting people to stay out of hospital and supporting local groups providing activities.
- The need for more social housing for local people.
- Supporting attendance at schools.
- Providing support for parents, particularly with children's health and development.

## Caring Communities - Your Priorities

### Priority 1

#### Support people to lead safe, independent and fulfilling lives

- Consider health and social care needs as set out in the Sevenoaks District Infrastructure Delivery Plan as part of the Local Plan
- Adapt residents' homes while they are in hospital so they can be discharged as soon as they are clinically ready
- Support people through the One You, One You Your Home and Care Navigators to remain independent in their own homes and to reduce emergency admissions to hospital and access to their General Practitioner (GP) services
- Support the towns and villages in the District to become dementia friendly and provide support for carers and families of people living with dementia
- Coordinate care navigator services across the District to ensure that wider ranges of residents are offered support for the non-medical reasons that they visit their GP.
- Work in partnership to make sure that the Better Care Fund provides innovative health and care solutions based around people's needs and in line with Sevenoaks District Council's Private Sector Housing Assistance Policy.
- Deliver actions in the Sevenoaks District Housing Strategy "Wellbeing Starts at Home" (2017) to support people to remain independent in their own homes
- Use the District Council's Community Grant Scheme to support groups, which provides social opportunities, and reduce isolation of vulnerable people.
- Improve communication about support and services available to residents in the District.
- *Tackle the housing causes of health and wellbeing issues (see Priority 2 - Healthy Environment).*

### Priority 2

#### Improve outcomes for children and young people

##### We will

- Provide advice for children and young people on substance misuse in schools and through of intervention programmes arranged by the Sevenoaks District Community Safety Partnership.
- Provide debt and financial advice for young people in schools.
- Provide outreach youth services for children and young people.
- Fund projects through the Sevenoaks District Local Children's Partnership Group that focus on key priorities, including, mental health, school attendance and healthy weight.
- Continue to provide support for parents and carers through Kent County Council's Early Help programme.
- Continue to provide family fun days during summer holidays for children and young people and their families.
- Consider education infrastructure needs as set out in the Sevenoaks District Infrastructure Delivery Plan as part of the Local Plan.

### Priority 3

#### **Meeting the needs of vulnerable and low-income households**

##### **We will**

- Tackle non-medical causes of ill health, including housing, debt reduction, financial capability, energy savings and skills and employment through the work Sevenoaks District Council's HERO (Housing Energy Retraining Options) and SuperHERO advice services.
- Work proactively with those likely to be affected by future welfare reform and support people to access appropriate benefits.
- Ensure advice services reach rural and deprived communities.
- Provide grant support for projects providing free debt advice and debt reduction.
- Support people to maintain their tenancies and prevent homelessness.
- Provide early help support services for parents and carers affected by poverty or who have health, mental health and emotional issues which mean that their access to services or a child's development is affected.
- Support the implementation of the West Kent Housing and Homelessness Strategy.
- Deliver actions in the Sevenoaks District Housing Strategy "Wellbeing Starts at Home" (2017) to meet the needs of vulnerable and low-income households, and measures to improve the quality and use of existing housing stock, including mobile homes.
- Investigate Housing First and private rental model to improve access to housing and provide support with health and social support issues.

#### **Did you know?**

There has been a steady increase in the number of households housed in emergency and temporary accommodation in the Sevenoaks District over the last three years.

Since it began, HERO has helped over 2,000 residents plan a future for themselves and their family; reduced debt arrears by about £600 per person; and supported 40% of clients to receive the correct welfare and benefits payments.

Kent's Accommodation Strategy for Adult Social Care (Better Homes: Greater Choices) estimates that 30% of beds in care homes are occupied by people who could be better treated in their own homes or supported.



## **Green Environment**

**We want Sevenoaks District to be a place where people can enjoy clean and high quality urban and rural environments**

**Insert Picture**

**“Ensure housing..fits in with the surrounding buildings”**

**“Encourage and educate people on the environment and recycling”**

**“...protect our landscape and look at how we can improve our local environment”**

**“...maintain weekly recycling and waste collection as this is so important”**

## Green Environment

Residents in our District continue to want us to protect, conserve and enhance the Green Belt, landscape and natural environment. During 2017, Sevenoaks District Council sent surveys to every home in the District asking residents views on the “Issues” facing the area over the next twenty years and suggested “Options” for dealing with them. Over 15,000 responses were received and incorporated into the emerging Sevenoaks District Local Plan. The emerging Local Plan seeks to restrict development within the Green Belt in order to protect the special character of the District.

Government is increasing pressure on local authorities to build more homes to meet local needs and to encourage economic growth. The Local Plan will seek to find a balanced strategy for sustainable growth within our constrained district. We will be doing this by building within existing settlements and on previously developed land. We will only be building on the Green Belt in “Exceptional” circumstances, where developers are proposing social and community benefits for existing communities.

### What you said

***From our consultations, we know residents are most concerned about:***

- Maintaining a weekly rubbish and recycling service.
- Protecting the Green Belt and ensure there is high quality development though the Local Plan.
- Making sure that infrastructure and environmental needs are considered as part of any new development.
- Using the Local Plan to protect residents from noise and light pollution, particularly with emerging such as Gatwick Airport.
- Looking at ways of improving the way we can promote green and open spaces, parks and amenities.
- Take into account the impact of future further expansion at Gatwick Airport.
- Promoting more responsible dog ownership.
- Raising awareness of open spaces, green spaces, parks local amenities and leisure facilities.
- Maintaining public footpaths and bridleways.

## Green Environment - Your Priorities

### Priority 1

#### **Protect our high quality natural environment, including the Green Belt, Areas of Outstanding Natural Beauty and biodiversity**

##### ***We will:***

- Use planning policies to protect our high quality natural environment, including the Green Belt, Areas of Outstanding Natural Beauty and biodiversity that form our unique character.
- Prioritise development within the boundaries of existing settlements, including building at higher density on non-Green Belt land.
- Ensure that proposals within the Kent Downs and High Weald Areas of Outstanding Natural Beauty (AONB) conserve and enhance the character of the landscape with regard to the relevant AONB management plans.
- Work with communities, landowners and local groups to protect landscape, wildlife and heritage, e.g. Darent Valley Heritage Landscape Partnership.

### Priority 2

#### **Maintain a clean local environment**

##### ***We will:***

- Protect a weekly rubbish and recycling service.
- Take action to reduce waste.
- Continue to tackle waste and detritus.
- Take enforcement action on fly tipping through camera deployment and increase partnership and community action.
- Encourage and promote recycling and support national recycling targets and campaigns
- Improve communication and information sharing with partners on environmental crime issues, including graffiti, littering and dog fouling.
- Promote a well-maintained Public Rights of Way Network to make it better for leisure and daily use.
- Ensure that the design and location of new development must take account of the need to improve air quality through the Local Plan and in line with Sevenoaks District Council's Air Quality Action Plan.

### Priority 3

**Ensure new development is designed to a high quality and takes into account the distinctive local character and the impact on the environment**

**We will:**

- Use planning policies to ensure that new homes have a locally inspired distinctive character, integrate with surroundings, reinforce existing connections and create new ones, and take advantage of existing topography and landscape features.
- Ensure new development takes into account relevant design guidance, including Design Review, Supplementary Planning Documents, the Kent Design Guide, Conservation Area Appraisals and Management Plans, Neighbourhood Plans and relevant AONB Management Plans.
- Use planning policies to ensure new development satisfies Local Plan requirements relating to residential amenity, noise and outdoor lighting.
- Use planning policies to ensure that new development provides means of access for vehicles, pedestrians and well integrated car parking.
- Support climate change mitigation and adaption measures through the Local Plan.
- Improve the quality and use of the existing housing stock to improve local energy efficiency and raise awareness of the Sevenoaks District Switch and Save scheme.
- Avoid development in areas at risk of flooding through the Local Plan and ensure that measures to mitigate the effects of flooding are installed where appropriate.
- Promote and protect blue and green infrastructure (blue landscape elements are linked to water) and safeguard places for wildlife and nature through the Local Plan, including the use of Sustainable Drainage Systems.

### Did you know?

Sevenoaks District Council is the only Council in the county to maintain a weekly rubbish and recycling service. This allows Sevenoaks District Council to send less than 2% of waste to landfill.

Sevenoaks District Council has the busiest Planning Team in the county of Kent. This reflects the dynamic nature of the District and the pressures on it too.

During 2017/18 a Sevenoaks District Open Space, Sport and Leisure Study was undertaken as well as a Playing Pitch Strategy endorsed by Sport England. These now form part of the supporting evidence for the Local Plan.

## Healthy Environment

**We want Sevenoaks District to be a place where people have healthy lifestyles and where health inequalities are reduced**

**Insert Picture**

### What you said

**“Reduce loneliness and isolation”**

**“Provide better coordination for holistic health and care services, making partners work around the needs of the individual”**

**“Focus on prevention and increase preventative activities, rather than having to deal with people at the point of crisis”**

## Healthy Environment

Sevenoaks District Council has produced a new Housing Strategy, “Wellbeing Starts at Home” (2017), that recognise that our homes have an impact on health, as it is the place we spend the majority of our time. We want to use all of our public health and place-shaping tools to create environments that support wellbeing. We believe that our homes can have a significant impact on peoples’ health and homes that are badly maintained, full of hazards, cold and damp, will cause our health to suffer.

Health is not just about health care it is about lifestyle choices, decent housing, social networks, and access to leisure and open spaces. We want to create healthy communities and environments supported by services and infrastructure.

We recognise that social isolation and loneliness are key issues that have a negative effect on health, and that people need to connect with their local communities. The rural nature of our District means that many older and vulnerable people are still finding it difficult to access key health services by public transport.

We are working to transform health and social care services based around the needs of the individual. We are also aware of the continued impact on health and social care services of an increasingly frail and ageing population, together with an increase in the number of people suffering from dementia.

The NHS Sustainability and Transformation Plan (STP) for Kent and Medway sets out how health services need to change over the next five years to achieve the right care for people for decades to come. It is about making sure that services are prevention focused and coordinated around the needs of the individual, and that all partners’ services think about health care needs.

## What you said

***From our consultations, we know residents are most concerned about:***

- Finding it difficult to access services, particularly General Practitioner and hospital appointments.
- Needing a preventative approach to healthy lifestyles and investment in leisure services and infrastructure.
- Supporting vulnerable people to remain independent and helping them take more responsibility for their own health.
- Promoting the benefits of active travel, e.g. everyday walking and cycling in support of health and mental health.
- Loneliness and isolation harming health and wellbeing.
- Providing suitable accommodation for older people, particularly support services and accommodation for people with dementia.
- Providing more joined up support for the frail and elderly.
- Promoting more joined up patient-centred working.
- Making better use of technology to support people’s health care needs.
- Supporting voluntary and community groups who are providing services.

## Healthy Environment - Your Priorities

### Priority 1

#### **Reduce health inequalities and improve health and wellbeing for all**

##### ***We will:***

- Develop a campaign to tackle the stigma attached to loneliness and isolation and provide staff training on support services available to residents.
- Use the Local Plan to ensure new development is designed to improve mental health and reduce loneliness.
- Carry out Health Impact Assessments for new development as defined in the Local Plan and ensure mitigation of impacts on health, wellbeing and safety.
- Work with health partners to focus on an integrated place-based approach to health and wellbeing and aim to strengthen individual and community resilience.
- Transform the health and social care workforce by promoting independence and self-care (based on Kent County Council's Esther Model);
- Deliver One You initiatives that have an impact on obesity, long-term conditions, mental health and physical activity, loneliness and isolation.
- Work in partnership to support people with health and long-term conditions to prevent them progressing to high and very high levels of frailty.
- Carry out annual physical health assessments and provide follow-up care for people with serious mental illness.
- Work with partners to build the capacity of mental health crisis support services to meet local community needs.
- Work with partners in the Sevenoaks District Health Action Team to identify and address gaps in services through the Health Inequalities Action Plan.
- Work with General Practitioners and other health partners to identify and provide coordinated services for the most vulnerable through the NHS Multi-Disciplinary Team process.
- Use a variety of communication methods, including digital marketing, to take health and wellbeing information to residents.

### Priority 2

#### **Tackle the housing causes of health and wellbeing issues**

##### ***We will:***

- Through Sevenoaks District Council's Housing Strategy, "Wellbeing starts at home", help older and vulnerable people remain independent and self-care, by health proofing housing and using assistive technology to improve support.
- Deliver innovative health and housing programmes to provide aids, adaptations and devices and to enable people to live more independently and provide support for them to return home from hospital as soon as they are clinically ready.
- Tackle the housing causes of ill health through the work of the Council's HERO (Housing Energy Retraining Options) and SuperHERO advice services.
- Support new housing designed for older people, and for people with physical disabilities, including specialist retirement accommodation and register care homes (particularly dementia-specialist) both market and affordable through the Local Plan.
- Identify grants and other funding opportunities to improve housing and support independent living.

### Priority 3

#### Encourage access to health services for all

##### **We will:**

- Consider health and social care needs set out in the Sevenoaks District Infrastructure Delivery Plan as part of the Local Plan.
- Assess and address gaps in General Practice primary health care services through the NHS Health and Social Care Sustainability and Transformation Plan (STP) process and establish a single primary care strategy for Kent and Medway.
- Work with partners to develop community hubs to offer holistic and more joined up health services based on a person-centred approach.
- Ensure that a health in all policies approach that links a wider range of services such as leisure and housing advice services to the health prevention agenda to have an impact on health and wellbeing.
- Provide training for front line health and social care staff in “Active Signposting” to ensure patients are directed to the most appropriate help.
- Encourage people with disabilities to take part in sport and volunteering.
- Support the retention of existing sport and leisure, unless it can be re-provided, taking into account local needs and improvements in quality through the Local Plan.
- Ensure new development takes into account open space and infrastructure.
- Support proposals to improve the quality of and/or access to the District’s open spaces, Public Rights of Way and cycling routes through the Local Plan.
- Support active lifestyles through Kent County Council’s Rights of Way Improvement Plan and actions to increase health and wellbeing benefits.
- Support and promote voluntary and community transport schemes.

### Did you know?

People with serious mental illness face a shorter life expectancy by an average of 15-20 years, are 3 times more likely to smoke, 3½ times more likely to lose all teeth, at double the risk of obesity and diabetes and 3 times the risk of hypertension.

Being lonely means you are 3.4 times more likely to suffer depression, 3.5 times more likely to need residential care, 1.8 more likely to end up visiting a GP and 1.6 times more likely to end up in Accident and Emergency.

From 2014/15-2016/17, the recorded dementia prevalence rate in the Sevenoaks District was 0.8% of patients on GP registers (all ages). This is in line with the Kent average but represents an increasing trend from 2012/13 (0.6% average for Kent)



## **Dynamic Economy**

**We want Sevenoaks District to be a place with a thriving local economy, where businesses flourish and people have skills for employment**

**Insert Picture**

### **What you said**

**“Target and support those who want to work but need help overcoming barriers”**

**“Continue to provide support for businesses in the District, including developing business centres and business hubs”**

**“Look at the challenges and opportunities from Brexit, particularly given our close connection with London”**

## Dynamic Economy

Sevenoaks District Council's Economic Development Strategy 2018-2021 sets out five themes for Economic Development. These include growth and investment to regenerate key market towns, infrastructure to serve our communities, visitor economy to maintain the District as a key destination for visitors, skills to ensure residents and businesses can gain the skills they need and enterprise, to ensure our District continues to be a place where businesses can prosper and grow.

It also looks at our District's economic strengths, weaknesses, threats and opportunities. One of our most significant challenges continues to be the pressure on employment sites for housing and the extension of permitted development rights to allow conversion of offices to housing. There are also concerns about the varying quality of mobile and broadband coverage across the District and changes in the retail sector because of online shopping that are affecting our high streets.

The emerging Sevenoaks District Local Plan is also working to support a vibrant and balanced economy. It does this through measures to protect employment sites and have planning policies in place to create employment opportunities and vibrant town and local centres as well as protecting existing tourism attractions and encouraging tourism in urban and rural areas.

As economic growth is linked to housing, affordability of housing, transport and supporting infrastructure in our District are significant issues affecting businesses and their ability to recruit and retain staff.

## What you said

### ***From our consultations, we know residents are most concerned about:***

- Businesses needing good movement of goods and services and people and better transport infrastructure to support this.
- Helping local business to employ local apprentices to improve work opportunities of local people and allowing young people to have a great start to their working life.
- Regenerating New Ash Green, Swanley and Edenbridge.
- Opportunities for more informal overnight stay accommodation to support tourism.
- Accessibility and quality and connectivity of transport services affect how we attract and retain businesses.
- Looking at how we are supporting more vulnerable groups into pathways to employment and training.
- Making sure local shops are viable to meet the needs of the local communities they serve.
- Continue providing support for businesses.
- Creating opportunities to develop business hubs and business centres.
- Supporting local people with skills is essential, particularly given we have no higher or further education facilities in the District.
- Looking at broadband speed and reliability as well as mobile phone networks and thinking about the impact on rural economy.
- Look at Brexit threats and opportunities for business in the District.

## Dynamic Economy - Your Priorities

### Priority 1

#### Promote economic growth and investment

##### *We will:*

- Identify and retain sites for employment, in the District and protect office accommodation through the Local Plan to support the economy.
- Through our planning policies, support the development of new employment allocations, and other new employment units for small to medium sized businesses in suitable locations.
- Use planning policies to restrict the scope of permitted development rights on all office accommodation and relating to office space conversions to residential conversions.
- Encourage investment and promote “inward investment” to secure new employment and retail sites and buildings in the District.
- Work to secure investment and regeneration in towns and large villages, including Swanley Town Centre and New Ash Green and Edenbridge.
- Use Planning Policies to focus on employment needs and place-making within the major towns in the Sevenoaks District.
- Work with neighbouring Local Authorities to take into account the impact of major developments outside the District, including Gatwick, Biggin Hill, Ebbsfleet and Dartford’s London Resort.

### Priority 2

#### Improve skills for employment

##### *We will:*

- Assess residents employment support needs, provide joined-up support and signpost people to appropriate services to meet their needs, particularly those needing the most support to access jobs and training.
- Develop and implement supported internship programmes working with young people registered with an Education and Health Care Plan.
- Create links between Employer Guilds and key statutory and voluntary sector partners to look at opportunities in key sectors, including construction, health and social care, financial services, land based and creative and media.
- Support initiatives that prevent people from becoming NEET (Not in Employment, Education or Training) or support people who are NEET into pathways to work, education or training.
- Develop stronger relationships with education and training providers through the work of the Local Strategic Partnership Supporting People into Employment Group.
- Delivering the West Kent Enterprise Adviser Network to secure our future workforce and championing training in the workplace for older people.
- Promote apprenticeships, degree level apprenticeships, and other pathways to careers.
- Participate in regular skills fairs.
- Work with the University of the Third Age and the Sevenoaks District Older People’s Forum to support adults to remain economically active and provided with opportunities to reskill.
- Look at opportunities for supported housing initiatives linked to education and skills.

### Priority 3

#### **Improve broadband connectivity and support people to be more digitally aware**

##### **We will:**

- Use planning policies to ensure that new development is technology ready, including the provision of high quality telecommunications and broadband connections.
- Develop a partnership digital inclusion strategy mapping support available to residents in the community.
- Work with the West Kent Partnership to implement high-speed (5G) broadband services across West Kent and address local issues with mobile phone coverage.

### Priority 4

#### **Keep existing businesses, encourage new businesses and tourism**

##### **We will:**

- Support new and existing businesses through a “team around the business” approach.
- Work with Visit Kent and Produced in Kent to promote and market the District’s tourism offer.
- Work with the agencies to look at opportunities for funding opportunities for rural business through the West Kent Partnership
- Use planning policies to encourage the re-use of existing retail units, where appropriate, to ensure active frontages (e.g., retail, community, food and drink usage and fronts of residential units are located long major routes and adjacent to areas used by the public).
- Use planning policies to support the provision of sustainable tourism development.
- Support tourism sector initiatives to develop a wider overnight stay accommodation choice.
- Work with Visit Kent, Produced in Kent and other to promote tourism.

### Did you know?

In the period 2018 and 2036, there will be a 0.7% reduction in the working age population at a time when we have an increasing strain on our economy from adult social care due to an ageing population.

91% of businesses in the District have fewer than 10 employees.

There are 30 large employment sites in the District, which provide land for accommodation, warehousing and industrial uses

The Sevenoaks Visitor Economy represents £230 million to the local economy, with 3.9 million visitors and 5,032 jobs.



## **Sustainable Economy**

**Where people can live, work and travel more easily  
and are empowered to shape their communities**

**Insert Picture**

### **What you said**

**“More affordable housing, I am 24 and work full time yet any housing is way out if my budget”**

**“We've seen in our locality a lot of removal, reduced and changed bus services which have directly impacted on accessing GP surgeries, shops, schools etc...”**

**“Provision of electric car charging points will be more important for the future”**

## Sustainable Economy

Sevenoaks District provides excellent transport connectivity, particularly to London and the London airports. However, residents have told us that they continue to have particular issues accessing key local services and facilities. A new Strategic Transport Assessment is currently in development and will provide information about transport implications for the emerging Sevenoaks District Local Plan. The Local Plan will also have regard to Kent County Council's refreshed Growth and Infrastructure Framework (2018) and the Local Transport Plan 4: Delivering Growth Without Gridlock (2016-2031) which sets out transport priorities for the Sevenoaks District.

The Local Plan looks to ensure that communities are well connected and supported by appropriate infrastructure. The Local Plan will make provision for integrated and improved transport infrastructure. We also need to make sure we make the best use of the Community Infrastructure Levy (CIL) for the benefit of residents.

Sevenoaks District Council's Housing Strategy, "Wellbeing Starts at Home" (2017) is built on a comprehensive Housing Needs Study. It recognises that house prices in the district are still not affordable for many people. The strategy aims to support innovative schemes to give young people a chance to own their own home in the District where they grew up. Together with the Local Plan, which will provide for housing choices, it is recognised that there needs to be more thought, more options, more supply and better design to make downsizing more popular for older people and free up homes for families, provide supported accommodation for older and vulnerable people and affordable housing in rural areas. Residents are also concerned that new housing is supported by appropriate infrastructure.

Local services need to respond to the needs of the residents we all serve, and residents need to have a chance to be involved in shaping the services and issues that affect their local community.

## What you said

***From our consultations, we know residents are most concerned about:***

- Needing more frequent and timely public transport services, improved access to local services and facilities, particularly hospitals and GPs and schools, more services at evenings and weekends and improved transport connectivity.
- Ensuring that infrastructure is a key consideration in new developments, particularly transport infrastructure.
- Improving access to services in villages and rural areas.
- Need for more affordable housing, including housing for young people whose income cannot match the cost of housing in the area and housing to meet the needs of older people.
- Do more work to bring empty properties back into use and work with private landlords to bring more private sector rentals onto the market.
- More partnership working to encourage and support community activities.

## Sustainable Economy - Your Priorities

### Priority 1

#### **Make it easier for people to travel to key local services and improve infrastructure**

##### ***We will:***

- Produce an Infrastructure Delivery Plan that supports the implementation of the Local Plan and how and when necessary infrastructure schemes will be delivered throughout the plan period.
- Ensure that through the Local Plan, where new development creates a requirement for new or improved infrastructure, that developers will provide or contribute to that requirement.
- Work in partnership with Kent County Council, Highways England and other transport delivery partners to mitigate adverse travel impacts from new development, promote sustainable modes of travel and encourage initiatives, which seek to improve health and wellbeing.
- Produce a new Transport Strategy for the District based on the Strategic Transport Study (commissioned by Sevenoaks District Council) to facilitate improvements to transport in the District.
- Consider the transport infrastructure needs set out in the Sevenoaks District Infrastructure Delivery Plan as part of the Local Plan.
- Use planning policies to make provision for integrated and improved transport infrastructure, including electric vehicle charging points through direct improvements and/or developer contributions.
- Promote safe and high quality pedestrian and cycling routes to key local services, transport interchanges such as bus and rail services through the Local Plan and the Sevenoaks District Cycling Strategy.
- Use the Community Infrastructure Charging scheme to provide funding for infrastructure to address funding gaps to deliver local and/or strategic schemes.
- Continue to use S106 (of the Town and Country Planning Act 1990) for site-specific, on-site infrastructure improvements, including open spaces, highways and sustainable transport improvements.
- Provide community grant funding and promote voluntary and community transport schemes.

### Priority 2

#### **Provide a good mix of decent and affordable housing across tenures**

##### ***We will:***

- Deliver the Sevenoaks District's Housing Strategy, "Wellbeing Starts at Home" and deliver actions to provide a good mix of decent housing across tenures.
- Ensure that new housing creates mixed, balanced and inclusive communities, including housing for older people and people with physical disabilities, through the emerging Local Plan.
- Ensure that new housing contributes to the delivery of affordable housing (including social rented, affordable rented and intermediate housing) through the emerging Local Plan.
- Increase the amount of private rented housing in the District.
- Explore measures with a view to reducing under-occupation and over-crowding and support people wanting to downsize through the District Housing Strategy.

### Priority 3

#### Help people to shape their local communities

##### **We will:**

- Ensure that local people are placed at the centre of our services and that they are involved in designing and shaping services and the issues that affect them or their local areas.
- Work with local communities on community-led housing initiatives.
- Support Neighbourhood Plans through the Sevenoaks District Local Plan.
- Through the Local Plan, encourage community-based participation in shaping public spaces and in a way that improves social, economic and cultural opportunities.
- Support work that enhances community connections to tackle loneliness and social isolation.
- Support the voluntary, community and faith sectors in community activities and local initiatives that support the Sevenoaks priorities set out in the Community Plan.
- Create opportunities for people to be involved artistically and culturally and to exercise and improve their health and wellbeing, in the tranquil and inspiring Areas of Outstanding Natural Beauty in the District.
- Work to support community assets and increase community resilience.
- Engage local residents in the remodelling of Local Care systems for health and wellbeing.
- Set up a voluntary sector forum for voluntary, community and faith groups.

#### Did you know?

House prices in the Sevenoaks District are up to 17 times higher than the average yearly wage, making it almost impossible for younger people to step onto the housing ladder.

During 2017/18, the Community Infrastructure Levy (CIL) Board agreed a total value of £1.26 million for infrastructure projects in the Sevenoaks District, including Swanley Station improvements.

The headline housing need for the Sevenoaks District is currently 698 homes to be built every year (figure provided by central government and subject to change). This is quadruple the existing target of 165.

## Public Consultation Draft

For more information or to get in contact

Telephone 01732 227000

Website [www.sevenoaks.gov.uk/consultations](http://www.sevenoaks.gov.uk/consultations)

Email [community.plan@sevenoaks.gov.uk](mailto:community.plan@sevenoaks.gov.uk)



**This publication is available in large print. For a copy please call 01732 227000**

If you need help communicating with us or understanding the document, we can arrange for an interpreter to help you. Please contacting us on 01732 227000 stating you language and preference

## **SEVENOAKS DISTRICT COUNCIL PROPOSED SUBMISSION OF THE LOCAL PLAN**

### **REGULATION 19 CONSULTATION REPRESENTATION FORM**

Before making your representation, we would advise that you read our guidance note on the purpose of the consultation, what to include in your representation and how your representation will be considered.

The consultation will open at **9am on Tuesday 18 December 2018**. All completed representations must be returned to the Planning Policy team by **11:59pm on Sunday 3 February 2019**. You can do this by:

- Email to [planning.policy@sevenoaks.gov.uk](mailto:planning.policy@sevenoaks.gov.uk); or
- Post to Planning Policy, Sevenoaks District Council, Argyle Road, Sevenoaks, TN13 1HG

Sevenoaks District Council respects your privacy and is committed to protecting your personal data. To view our Privacy Notice and General Data Protection Policy, please visit our website ([www.sevenoaks.gov.uk/privacy](http://www.sevenoaks.gov.uk/privacy)).

#### **Part A – Personal Details**

|                              | Personal Details | Agent's Details (if applicable) |
|------------------------------|------------------|---------------------------------|
| Title                        |                  |                                 |
| First Name                   |                  |                                 |
| Last Name                    |                  |                                 |
| Job Title (if applicable)    |                  |                                 |
| Organisation (if applicable) |                  |                                 |
| Address Line 1               |                  |                                 |
| Address Line 2               |                  |                                 |
| Address Line 3               |                  |                                 |
| Town/City                    |                  |                                 |
| Postcode                     |                  |                                 |
| Telephone Number             |                  |                                 |
| Email Address                |                  |                                 |

If you have appointed an agent to act on your behalf, you only need to provide your name and organisation, as well as full contact details for your agent. Please note that if you have provided an email address, it will be used as the primary method of contacting you.



Would you like to hear from us in the future? This includes updates on the progress of the Local Plan and any further public consultations. ***Please tick the appropriate box.***

**Yes** I would like to be added to the Local Plan mailing list to receive updates

**No** I would not like to be added to the Local Plan mailing list.

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## Part B – Your Representation

Please complete a separate sheet for each representation that you wish to make. You must complete “Part A – Personal Details” as well.

Representations cannot be treated as confidential and will be published on our Consultation Portal. Any representations that are considered libellous, racist abusive or offensive will not be accepted. All representations made will only be attributed to your name and/organisation. We will not publish any contact details, signatures or other sensitive information.

**Name or Organisation:**

**Q1. To which consultation document does this representation relate to?** (Please tick the appropriate box.)

Local Plan (including Policies Map)

Sustainability Appraisal

Habitat Regulations Assessment

|  |
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**Q2. Please state the topic/policy/section/paragraph/map you are referring to:**

|            |  |
|------------|--|
| Topic      |  |
| Policy     |  |
| Paragraph  |  |
| Policy Map |  |

**Q3. Do you consider the Local Plan is:**

Sound?

YES

|  |
|--|
|  |
|  |
|  |

NO

|  |
|--|
|  |
|  |
|  |

Legally compliant?

YES

Compliant under the Duty to Co-operate?

YES

NO

NO

**Q4. If you consider the Local Plan unsound, indicate your reasons below:** (Please tick all that apply)

The Local Plan has not been positively prepared

The Local Plan is not justified

The Local Plan is not effective

The Local Plan is not consistent with national planning policy

|  |
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**Q5. Please provide details of either:**

- Why you consider that the Local Plan is not legally compliant, is unsound, or fails to comply with the Duty to Co-operate; or
- Why you support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Co-operate.

**Please be as accurate as possible with your representation.**

Please continue on a separate sheet if necessary.

**Q6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matters that you have identified.**

Please note that any non-compliance with the Duty to Co-operate is incapable of modification at Examination.

You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggestions for revised wording of any policy or text. Please be as accurate as possible.

Please continue on a separate sheet if necessary.

Please note that your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify your representation and the suggested modification, as there will not be a subsequent opportunity to make further representation based on the original representation at publication stage.

After this stage, submissions will only be at the request of the Planning Inspector, based on the matters and issues that he/she identifies for examination.

**Q7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?**

**NO** I do not wish to participate in the oral part of the Examination

**YES** I wish to participate in the oral part of the Examination

|  |
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**Q8. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary.**

Please continue on a separate sheet if necessary.

Please note that the Inspector (not the Council) will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

|           |  |
|-----------|--|
| Signature |  |
| Date      |  |

Sevenoaks Town Council (STC) considered the Draft Local Plan on 28<sup>th</sup> August 2018 and has prepared the following response:

Sevenoaks Town Council notes that current provision of transport and infrastructure in Sevenoaks is already inadequate and is concerned that the document fails to clearly define existing problems, which will only be exacerbated by proposed development on such a large scale.

Sevenoaks Town Council recommends that the document should clearly set out:

- Potential solutions for providing transport and infrastructure that will be fit for purpose for future generations
- Barriers to the implementation of such solutions (e.g. funding) and how these might be overcome

Sevenoaks Town Council considers it paramount that, where necessary infrastructure improvements are proposed to make larger development schemes viable, infrastructure delivery should be placed at the beginning of the build programme, rather than occurring after housing development, to avoid under-delivery by developers.

In terms of rail services into London, Sevenoaks Town Council expresses concern that the document does not address the need to increase capacity substantially, given that the local working population is expected to rise by around 25% during the plan period.

Faced with the continued expansion of secondary school provision in Sevenoaks, STC wishes to emphasise the need to improve transport capacity in respect of this and to address traffic congestion and poor air quality. The Council also notes that many pupils are forced to travel into Sevenoaks from surrounding settlements and Towns and suggests that secondary school provision across the District be increased to avoid this.

Sevenoaks Town Council expresses concern that staff working at schools in Sevenoaks are forced to commute into the town from outside the area, owing to a lack of affordable housing. In periods of heavy snow, schools are often forced to remain closed to pupils through lack of staff. Sevenoaks Town Council would be sympathetic to on-site delivery of Key Worker housing, suggesting that it should qualify as 'exceptional circumstances'.

Sevenoaks Town Council also wishes to underline a general lack of school provision: Both primary and secondary schools in Sevenoaks are already oversubscribed and overstretched.

Sevenoaks Town Council notes that current GP and Health provision in Sevenoaks is inadequate. Existing services are overstretched and struggling to cope with demand. STC insists that capacity be drastically increased, in anticipation of the increase in population which would arise from the housing delivery targets set out in the Local Plan. STC also urges SDC to address the problem of GPs and other NHS personnel being unable to afford to live in Sevenoaks (and resultant recruitment issues) through provision of affordable housing for Key Workers.

Sevenoaks Town Council believes that a 40% affordable housing target must be adhered to, but also wishes to raise the issue of a tendency for housing developments in Sevenoaks Town to be comprised of a small number of units. Small developments such as these are not required to make on-site provision in line with targets and financial contributions are collected by Sevenoaks District Council which, historically, have remained unspent. STC would welcome more powers enabling Local Authorities to directly deliver and manage affordable housing, believing that Local Authorities are

better placed than Housing Associations to meet the longer term needs of the area and ensure effective allocation of homes.

With regards to various affordable housing options, Sevenoaks Town Council is firmly of the opinion that socially rented housing should be prioritised, especially where Essential Workers are concerned. STC also wishes to assert that that such housing should be located where the need is greatest (i.e. within Sevenoaks Town) even though other areas of the district are more attractive to Housing Associations due to their significantly lower land values.

Sevenoaks Town Council is aware that the District lacks a clear path of housing progression for an increasingly ageing population. STC would welcome increased provision within Sevenoaks Town, i.e. close to facilities, but would advise against the creation of a retirement village, emphasising the need to retain a diverse mix. STC agrees that downsizing should be encouraged, as this would free up larger homes for younger families, but equally notes that around 80% of older people currently live in owner-occupied properties, which could impede this process.

Where the development of new smaller (1-2 bedroom) homes is concerned, Sevenoaks Town Council recommends that maximum plot sizes be restricted to ensure that such smaller properties are retained in perpetuity. This would limit the possibility of subsequent extension into 3/4/5 bedroom homes, as currently often occurs due to high land values in Sevenoaks making it financially attractive. Sevenoaks Town Council strongly supports the delivery of small 1-2 bedroom homes on small plots.

STC wishes to underline the need for mixed housing developments, which offer a variety of options with regards to tenure. STC also cautions against the “commuter village” effect, especially in the light of the current trend of outward migration from London.

Given that many people living in Sevenoaks work in London, Sevenoaks Town Council considers it all the more important that the town’s economy should be able to thrive, with vibrant Town (and Local) Centres able to face the challenges posed by online shopping. STC would aim to retain 70% of frontages as retail. STC notes the potential closure of banks in Sevenoaks Town Centre: imposing buildings that would need to be put to appropriate use. To help maintain a thriving town centre, STC believes that residential development on the first floor (and above) in the Town Centre should be encouraged. STC suggests that it might be possible to deck over Town Centre car parks to create additional housing, given that these are empty at night.

Regarding local business development, STC believes that it is vital to provide a favourable environment for high-tech and high-value service industries, which would in turn facilitate improvements in infrastructure. This would include the upgrading of the Vestry Estate as outdated industries move out.

However, with regards to all the points outlined in this response, Sevenoaks Town Council acknowledges the difficulties in maintaining coordination between local authorities and multiple Central Government agencies (and their providers), in order to achieve common goals. Sevenoaks Town Council recognises that the remoteness and inflexibility of Central Government, whose predictions and imposed targets are generally based on crude calculations at a national level, present an ongoing challenge in preparing a Local Plan.

**Sevenoaks Town Council**

**5<sup>th</sup> September 2018**

# Planning Applications Considered

Applications considered on 21-1-19

|                                                                                                                                                                                                        |                       |                         |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|------------------------|-------------------------|
| <b>1</b>                                                                                                                                                                                               | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                        | <b>18/03806/HOUSE</b> | Emma Gore 25-01-2019    | Cllr Eyre              | Mrs Austin 07866962268  |
| <i>Applicant</i>                                                                                                                                                                                       |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Montanaro                                                                                                                                                                                     |                       | Les Arbres              | 10 Oakhill Road        | Kippington              |
| <i>Town</i>                                                                                                                                                                                            |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                        |                       |                         |                        | 09/01/19                |
| <b>Erection of rear and side extension, new dormer and rooflights. Demolition of conservatory and chimney. First floor extension. Alterations to garage for part garage conversion into an annexe.</b> |                       |                         |                        |                         |

## //Chairman's Action//

**Sevenoaks Town Council recommended approval, provided the garage/granny flat is enured to the main building.**

|                                                                     |                       |                          |                         |                         |
|---------------------------------------------------------------------|-----------------------|--------------------------|-------------------------|-------------------------|
| <b>2</b>                                                            | <i>Plan Number</i>    | <i>Planning officer</i>  | <i>Town Councillor</i>  | <i>Agent</i>            |
|                                                                     | <b>19/00006/HOUSE</b> | Holly Pockett 28-01-2019 | Cllr Raikes             | Mr Dowie 01689 619068   |
| <i>Applicant</i>                                                    |                       | <i>House Name</i>        | <i>Road</i>             | <i>Locality</i>         |
| Mr Parker                                                           |                       |                          | 26 Bradbourne Park Road | St Johns                |
| <i>Town</i>                                                         |                       | <i>County</i>            | <i>Post Code</i>        | <i>Application date</i> |
|                                                                     |                       |                          |                         | 09/01/19                |
| <b>Increase of existing flat roof height to existing structure.</b> |                       |                          |                         |                         |

## //Chairman's Action//

**Sevenoaks Town Council recommended approval.**

|                                                                                                               |                       |                          |                        |                         |
|---------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                      | <i>Plan Number</i>    | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                               | <b>19/00010/HOUSE</b> | Holly Pockett 28-01-2019 | Cllr Parson            | Mr Rigby 07793 836977   |
| <i>Applicant</i>                                                                                              |                       | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Ms Follett-Smith                                                                                         |                       |                          | 42 St Botolphs Road    | Town                    |
| <i>Town</i>                                                                                                   |                       | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                               |                       |                          |                        | 09/01/19                |
| <b>Single storey rear extension and internal alterations including garage conversion and loft conversion.</b> |                       |                          |                        |                         |

## //Chairman's Action//

**Sevenoaks Town Council recommended approval.**

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# Planning Applications to be Considered

Planning Applications received to be considered on 28 January 2019

|                                                                                                                                                          |                                                                                                                                                                                                                                                 |                         |                        |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|-------------------------|
| <b>1</b>                                                                                                                                                 | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                          | <b>18/02751/LBCALT</b>                                                                                                                                                                                                                          | Mr M Mirams 30-01-2019  | Cllr Schneider         | Mr R Sonnex 455066      |
| <i>Case Officer</i>                                                                                                                                      |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <i>Applicant</i>                                                                                                                                         |                                                                                                                                                                                                                                                 | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| RHF Developments Ltd                                                                                                                                     |                                                                                                                                                                                                                                                 |                         | 48 High Street         | Town                    |
| <i>Town</i>                                                                                                                                              |                                                                                                                                                                                                                                                 | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                          |                                                                                                                                                                                                                                                 |                         |                        | 17/01/19                |
| <b>Remedial works to defective structure.</b>                                                                                                            |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <b>18/02751/LBCALT - Amended plan</b>                                                                                                                    |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <b>Amended description of the proposal to be more precise about the works being undertaken at the building and amended structural engineer's report.</b> |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <b>Amended proposal description:</b>                                                                                                                     |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <b>Structural repairs to roof carpentry and timber frame, temporary removal of 2nd floor floorboards, and replacement of roof membrane.</b>              |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <i>Web link</i>                                                                                                                                          | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEA29KBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEA29KBK0LO00</a> |                         |                        |                         |

|                                       |                                                                                                                                                                                                                                                 |                          |                        |                         |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------|-------------------------|
| <b>2</b>                              | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                       | <b>18/03348/LDCEX</b>                                                                                                                                                                                                                           | Holly Pockett 04-02-2019 | Cllr Canet             | N/A                     |
| <i>Case Officer</i>                   |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Applicant</i>                      |                                                                                                                                                                                                                                                 | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mrs A Newland                         |                                                                                                                                                                                                                                                 |                          | 38 Oakdene Road        | Northern                |
| <i>Town</i>                           |                                                                                                                                                                                                                                                 | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                       |                                                                                                                                                                                                                                                 |                          |                        | 15/01/19                |
| <b>Extension of vehicular access.</b> |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Web link</i>                       | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PHDE0XBKJ7A00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PHDE0XBKJ7A00</a> |                          |                        |                         |

|                                                                                                                                                                                                          |                       |                           |                        |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                                                                                                                 | <i>Plan Number</i>    | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                          | <b>18/03545/HOUSE</b> | Alexis Stanyer 11-02-2019 | Cllr Busvine           | Mr D Kenvin 350237      |
| <i>Case Officer</i>                                                                                                                                                                                      |                       |                           |                        |                         |
| <i>Applicant</i>                                                                                                                                                                                         |                       | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>         |
| Mr C Fautley                                                                                                                                                                                             |                       |                           | 6 Oakfields            | Town                    |
| <i>Town</i>                                                                                                                                                                                              |                       | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                          |                       |                           |                        | 22/01/19                |
| <b>Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts &amp; elevations.</b>                    |                       |                           |                        |                         |
| <b>18/03545/HOUSE - Amended plan</b>                                                                                                                                                                     |                       |                           |                        |                         |
| <b>Amended plans to reduce height of western side of property and incorporate amendments to driveway and the proposal description.</b>                                                                   |                       |                           |                        |                         |
| <b>Amended proposal description:</b>                                                                                                                                                                     |                       |                           |                        |                         |
| <b>Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts &amp; elevations. Alterations to the</b> |                       |                           |                        |                         |

# Planning Applications to be Considered

Planning Applications received to be considered on 28 January 2019

|                  |                                                                                                                                                                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>driveway.</b> |                                                                                                                                                                                                                                                 |
| <b>Web link</b>  | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PIA838BK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PIA838BK0LO00</a> |

|                                 |                    |                                |                        |                         |
|---------------------------------|--------------------|--------------------------------|------------------------|-------------------------|
| <b>4</b>                        | <b>Plan Number</b> | <b>Planning officer</b>        | <b>Town Councillor</b> | <b>Agent</b>            |
|                                 | 18/03618/FUL       | Mr M Mirams 05-02-2019         | Cllr Parson            | Mr Davies 02086 593250  |
| <b>Case Officer</b>             |                    |                                |                        |                         |
| <b>Applicant</b>                |                    | <b>House Name</b>              | <b>Road</b>            | <b>Locality</b>         |
| The Sevenoaks Almshouse Charity |                    | Flats 1-8 And 17-24, Sevenoaks | High Street            | Town                    |
| <b>Town</b>                     |                    | <b>County</b>                  | <b>Post Code</b>       | <b>Application date</b> |
|                                 |                    |                                |                        | 16/01/19                |

## Replacement of external front doors to rear elevations of North and South Blocks.

|                 |                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PILU0YBKKHP00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PILU0YBKKHP00</a> |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                 |                    |                                |                        |                         |
|---------------------------------|--------------------|--------------------------------|------------------------|-------------------------|
| <b>5</b>                        | <b>Plan Number</b> | <b>Planning officer</b>        | <b>Town Councillor</b> | <b>Agent</b>            |
|                                 | 18/03619/LBCALT    | Mr M Mirams 05-02-2019         | Cllr Parson            | Mr Davies 02086 593250  |
| <b>Case Officer</b>             |                    |                                |                        |                         |
| <b>Applicant</b>                |                    | <b>House Name</b>              | <b>Road</b>            | <b>Locality</b>         |
| The Sevenoaks Almshouse Charity |                    | Flats 1-8 And 17-24, Sevenoaks | High Street            | Town                    |
| <b>Town</b>                     |                    | <b>County</b>                  | <b>Post Code</b>       | <b>Application date</b> |
|                                 |                    |                                |                        | 16/01/19                |

## Replacement of external front doors to rear elevations of North and South Blocks.

|                 |                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PILU0ZBKKHQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PILU0ZBKKHQ00</a> |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                     |                    |                           |                        |                         |
|---------------------|--------------------|---------------------------|------------------------|-------------------------|
| <b>6</b>            | <b>Plan Number</b> | <b>Planning officer</b>   | <b>Town Councillor</b> | <b>Agent</b>            |
|                     | 18/03813/HOUSE     | Alexis Stanyer 06-02-2019 | Cllr Eyre              | N/A                     |
| <b>Case Officer</b> |                    |                           |                        |                         |
| <b>Applicant</b>    |                    | <b>House Name</b>         | <b>Road</b>            | <b>Locality</b>         |
| Mr R Green          |                    | Highcroft                 | 79 Kippington Road     | Kippington              |
| <b>Town</b>         |                    | <b>County</b>             | <b>Post Code</b>       | <b>Application date</b> |
|                     |                    |                           |                        | 18/01/19                |

## Proposed new entrance piers, gates and walls to existing entrance.

|                 |                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJOAYCBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJOAYCBK0LO00</a> |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                     |                    |                          |                        |                         |
|---------------------|--------------------|--------------------------|------------------------|-------------------------|
| <b>7</b>            | <b>Plan Number</b> | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>            |
|                     | 18/03840/ADV       | Sean Mitchell 05-02-2019 | Cllr Mrs Parry         | Mr Roche 02920 226501   |
| <b>Case Officer</b> |                    |                          |                        |                         |
| <b>Applicant</b>    |                    | <b>House Name</b>        | <b>Road</b>            | <b>Locality</b>         |
| Mr M Neasham        |                    | Unit B                   | 2 Cramptons Road       | Northern                |
| <b>Town</b>         |                    | <b>County</b>            | <b>Post Code</b>       | <b>Application date</b> |
|                     |                    |                          |                        | 16/01/19                |

## 29 fascia signs and a poster sign.

|                 |                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJOAYCBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJOAYCBK0LO00</a> |
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# Planning Applications to be Considered

Planning Applications received to be considered on 28 January 2019

[applications/applicationDetails.do?activeTab=summary&keyVal=PJQKP4BKLMR00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJQKP4BKLMR00)

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| <b>8</b>                                                                                                                                                                      | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                               | <b>18/03855/HOUSE</b>                                                                                                                                                                                                                           | Alexis Stanyer 30-01-2019 | Cllr Canet             | Ms Khan 07882 112427    |
| <i>Case Officer</i>                                                                                                                                                           |                                                                                                                                                                                                                                                 |                           |                        |                         |
| <i>Applicant</i>                                                                                                                                                              |                                                                                                                                                                                                                                                 | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>         |
| Mr F Tamarit                                                                                                                                                                  |                                                                                                                                                                                                                                                 |                           | 15 Lambarde Road       | Northern                |
| <i>Town</i>                                                                                                                                                                   |                                                                                                                                                                                                                                                 | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                 |                           |                        | 10/01/19                |
| <b>Ground floor extension to the rear, demolition of the existing pitched roof of kitchen and first floor side extension. Proposal also includes new window in bedroom 3.</b> |                                                                                                                                                                                                                                                 |                           |                        |                         |
| <i>Web link</i>                                                                                                                                                               | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJW4P5BKN1Y00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJW4P5BKN1Y00</a> |                           |                        |                         |

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| <b>9</b>                   | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                            | <b>18/03905/HOUSE</b>                                                                                                                                                                                                                           | Holly Pockett 04-02-2019 | Cllr Mrs Walshe        | Mr Godfree 01730 826900 |
| <i>Case Officer</i>        |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Applicant</i>           |                                                                                                                                                                                                                                                 | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr L Nelson                |                                                                                                                                                                                                                                                 |                          | 6 Cobden Road          | Eastern                 |
| <i>Town</i>                |                                                                                                                                                                                                                                                 | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                            |                                                                                                                                                                                                                                                 |                          |                        | 16/01/19                |
| <b>Erect a greenhouse.</b> |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Web link</i>            | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PK1ONHBKGRU00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PK1ONHBKGRU00</a> |                          |                        |                         |

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| <b>10</b>                                                             | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                       | <b>18/03934/HOUSE</b>                                                                                                                                                                                                                           | Holly Pockett 31-01-2019 | Cllr Schneider         | Mr Davis 07971 398989   |
| <i>Case Officer</i>                                                   |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Applicant</i>                                                      |                                                                                                                                                                                                                                                 | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Turner                                                       |                                                                                                                                                                                                                                                 |                          | 39 Argyle Road         | Town                    |
| <i>Town</i>                                                           |                                                                                                                                                                                                                                                 | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                       |                                                                                                                                                                                                                                                 |                          |                        | 14/01/19                |
| <b>Proposed rear single storey extension with roof lantern light.</b> |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Web link</i>                                                       | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PK93C6BKIN100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PK93C6BKIN100</a> |                          |                        |                         |

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| <b>11</b>                                                                                                                                                                                                                                                                                        | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                                  | <b>18/03942/HOUSE</b>                                                                                                                                                                                                                           | Holly Pockett 29-01-2019 | Cllr Piper             | Mr D Dennis 240140      |
| <i>Case Officer</i>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                 | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Reid                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                 |                          | 7 Braeside Close       | Kippington              |
| <i>Town</i>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                 | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                 |                          |                        | 09/01/19                |
| <b>Demolition of existing front porch and part of the rear extension. Erection of single storey rear extension with skylight and a new open front porch. Loft conversion with skylights. Alterations to fenestration and enlarging of existing front driveway. Associated landscaping works.</b> |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Web link</i>                                                                                                                                                                                                                                                                                  | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PK93C6BKIN100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PK93C6BKIN100</a> |                          |                        |                         |

# Planning Applications to be Considered

Planning Applications received to be considered on 28 January 2019

[applications/applicationDetails.do?activeTab=summary&keyVal=PKENBEBKK0G00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PKENBEBKK0G00)

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| <b>12</b>                                                                                                                                                                                                                                       | <i>Plan Number</i>    | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>             |
|                                                                                                                                                                                                                                                 | <b>19/00032/HOUSE</b> | Alexis Stanyer 07-02-2019 | Cllr Waite             | Mr Hewitson 02083 006660 |
| <i>Case Officer</i>                                                                                                                                                                                                                             |                       |                           |                        |                          |
| <i>Applicant</i>                                                                                                                                                                                                                                |                       |                           |                        |                          |
| Mr & Mrs Ellis                                                                                                                                                                                                                                  |                       |                           |                        |                          |
| <i>House Name</i>                                                                                                                                                                                                                               |                       |                           |                        |                          |
|                                                                                                                                                                                                                                                 |                       |                           |                        |                          |
| <i>Road</i>                                                                                                                                                                                                                                     |                       |                           |                        |                          |
| 119 Hillingdon Avenue                                                                                                                                                                                                                           |                       |                           |                        |                          |
| <i>Locality</i>                                                                                                                                                                                                                                 |                       |                           |                        |                          |
| Eastern                                                                                                                                                                                                                                         |                       |                           |                        |                          |
| <i>Town</i>                                                                                                                                                                                                                                     |                       |                           |                        |                          |
| <i>County</i>                                                                                                                                                                                                                                   |                       |                           |                        |                          |
| <i>Post Code</i>                                                                                                                                                                                                                                |                       |                           |                        |                          |
| <i>Application date</i>                                                                                                                                                                                                                         |                       |                           |                        |                          |
| 18/01/19                                                                                                                                                                                                                                        |                       |                           |                        |                          |
| <b>Replacement of rear conservatory.</b>                                                                                                                                                                                                        |                       |                           |                        |                          |
| <i>Web link</i>                                                                                                                                                                                                                                 |                       |                           |                        |                          |
| <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PKZ00XBKHJ900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PKZ00XBKHJ900</a> |                       |                           |                        |                          |

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| <b>13</b>                                                                                                                                                                                                                                       | <i>Plan Number</i>  | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                 | <b>19/00034/FUL</b> | Mr M Mirams 06-02-2019  | Cllr Parson            | Mr Anthony 01227 784444 |
| <i>Case Officer</i>                                                                                                                                                                                                                             |                     |                         |                        |                         |
| <i>Applicant</i>                                                                                                                                                                                                                                |                     |                         |                        |                         |
| Holdfirst Ltd                                                                                                                                                                                                                                   |                     |                         |                        |                         |
| <i>House Name</i>                                                                                                                                                                                                                               |                     |                         |                        |                         |
| 3 Webbs Court                                                                                                                                                                                                                                   |                     |                         |                        |                         |
| <i>Road</i>                                                                                                                                                                                                                                     |                     |                         |                        |                         |
| Buckhurst Lane                                                                                                                                                                                                                                  |                     |                         |                        |                         |
| <i>Locality</i>                                                                                                                                                                                                                                 |                     |                         |                        |                         |
| Town                                                                                                                                                                                                                                            |                     |                         |                        |                         |
| <i>Town</i>                                                                                                                                                                                                                                     |                     |                         |                        |                         |
| <i>County</i>                                                                                                                                                                                                                                   |                     |                         |                        |                         |
| <i>Post Code</i>                                                                                                                                                                                                                                |                     |                         |                        |                         |
| <i>Application date</i>                                                                                                                                                                                                                         |                     |                         |                        |                         |
| 17/01/19                                                                                                                                                                                                                                        |                     |                         |                        |                         |
| <b>Change of use of Business Premises (B1) to Residential (C3) and first floor extension to accommodate 1no. Flat.</b>                                                                                                                          |                     |                         |                        |                         |
| <i>Web link</i>                                                                                                                                                                                                                                 |                     |                         |                        |                         |
| <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PKZ0P9BKHJD00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PKZ0P9BKHJD00</a> |                     |                         |                        |                         |

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| <b>14</b>                                                                                                                                                                     | <i>Plan Number</i>    | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>        |
|                                                                                                                                                                               | <b>19/00043/HOUSE</b> | Alexis Stanyer 30-01-2019 | Cllr Waite             | Offset Arch. 753333 |
| <i>Case Officer</i>                                                                                                                                                           |                       |                           |                        |                     |
| <i>Applicant</i>                                                                                                                                                              |                       |                           |                        |                     |
| Mr & Mrs Harvey                                                                                                                                                               |                       |                           |                        |                     |
| <i>House Name</i>                                                                                                                                                             |                       |                           |                        |                     |
|                                                                                                                                                                               |                       |                           |                        |                     |
| <i>Road</i>                                                                                                                                                                   |                       |                           |                        |                     |
| 21 Serpentine Road                                                                                                                                                            |                       |                           |                        |                     |
| <i>Locality</i>                                                                                                                                                               |                       |                           |                        |                     |
| Eastern                                                                                                                                                                       |                       |                           |                        |                     |
| <i>Town</i>                                                                                                                                                                   |                       |                           |                        |                     |
| <i>County</i>                                                                                                                                                                 |                       |                           |                        |                     |
| <i>Post Code</i>                                                                                                                                                              |                       |                           |                        |                     |
| <i>Application date</i>                                                                                                                                                       |                       |                           |                        |                     |
| 11/01/19                                                                                                                                                                      |                       |                           |                        |                     |
| <b>Modifications to roof structure to facilitate loft conversion with a front curved dormer window, hipped rear dormer window and skylights. Alterations to fenestration.</b> |                       |                           |                        |                     |
| <i>Web link</i>                                                                                                                                                               |                       |                           |                        |                     |
|                                                                                                                                                                               |                       |                           |                        |                     |

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| <b>15</b>                                                                                                                                                                                                                                   | <i>Plan Number</i>    | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>     |
|                                                                                                                                                                                                                                             | <b>19/00055/HOUSE</b> | Alexis Stanyer 04-02-2019 | Cllr Clayton           | Mr M Bush 740778 |
| <i>Case Officer</i>                                                                                                                                                                                                                         |                       |                           |                        |                  |
| <i>Applicant</i>                                                                                                                                                                                                                            |                       |                           |                        |                  |
| Mr J Bown                                                                                                                                                                                                                                   |                       |                           |                        |                  |
| <i>House Name</i>                                                                                                                                                                                                                           |                       |                           |                        |                  |
|                                                                                                                                                                                                                                             |                       |                           |                        |                  |
| <i>Road</i>                                                                                                                                                                                                                                 |                       |                           |                        |                  |
| 119 Wickenden Road                                                                                                                                                                                                                          |                       |                           |                        |                  |
| <i>Locality</i>                                                                                                                                                                                                                             |                       |                           |                        |                  |
| Eastern                                                                                                                                                                                                                                     |                       |                           |                        |                  |
| <i>Town</i>                                                                                                                                                                                                                                 |                       |                           |                        |                  |
| <i>County</i>                                                                                                                                                                                                                               |                       |                           |                        |                  |
| <i>Post Code</i>                                                                                                                                                                                                                            |                       |                           |                        |                  |
| <i>Application date</i>                                                                                                                                                                                                                     |                       |                           |                        |                  |
| 15/01/19                                                                                                                                                                                                                                    |                       |                           |                        |                  |
| <b>Single storey rear extension with skylight. Modifications to roof structure to facilitate loft conversion with skylights and a dormer window. Alterations to fenestration and modifications to entrance porch. New vehicular access.</b> |                       |                           |                        |                  |

# Planning Applications to be Considered

Planning Applications received to be considered on 28 January 2019

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| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL2Q04BKIK300">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL2Q04BKIK300</a> |
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| <b>16</b>           | <b>Plan Number</b> | <b>Planning officer</b>   | <b>Town Councillor</b> | <b>Agent</b>            |
|                     | 19/00063/HOUSE     | Alexis Stanyer 31-01-2019 | Cllr Clayton           | Mr Goodey 07725 607040  |
| <b>Case Officer</b> |                    |                           |                        |                         |
| <b>Applicant</b>    |                    | <b>House Name</b>         | <b>Road</b>            | <b>Locality</b>         |
| Ms L Fletcher       |                    |                           | 63 Bethel Road         | Eastern                 |
| <b>Town</b>         |                    | <b>County</b>             | <b>Post Code</b>       | <b>Application date</b> |
|                     |                    |                           |                        | 14/01/19                |

**Single storey side extension with skylights. Alterations to fenestration.**

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| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL2Q12BKIKJ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL2Q12BKIKJ00</a> |
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| <b>17</b>           | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                     | 19/00086/HOUSE     | Emma Gore (Date TBC)    | Cllr Parson            | Mr Simmons 07760 495115 |
| <b>Case Officer</b> |                    |                         |                        |                         |
| <b>Applicant</b>    |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Plowman    |                    | Belmont                 | The Vine               | Town                    |
| <b>Town</b>         |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                     |                    |                         |                        | 22/01/19                |

**Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house.**

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| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL6FCKBKJLD00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL6FCKBKJLD00</a> |
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| <b>18</b>           | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                     | 19/00086/HOUSE     | Emma Gore (Date TBC)    | Cllr Parson            | Mr Simmons 07760 495115 |
| <b>Case Officer</b> |                    |                         |                        |                         |
| <b>Applicant</b>    |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Plowman    |                    | Belmont                 | The Vine               | Town                    |
| <b>Town</b>         |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                     |                    |                         |                        | 22/01/19                |

**Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house.**

**19/00086/HOUSE - Amended plan**

**The proposal has been amended: Removal of the 3M fence on the South elevation boundary.**

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| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL6FCKBKJLD00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PL6FCKBKJLD00</a> |
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| <b>19</b> | <b>Plan Number</b> | <b>Planning officer</b>   | <b>Town Councillor</b> | <b>Agent</b> |
|           | KCC/SE/0522/2018   | Mrs Lidia Cook 11-02-2019 | Cllr Mrs Walshe        | N/A          |

# Planning Applications to be Considered

Planning Applications received to be considered on 28 January 2019

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| <i>Case Officer</i>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                               |                  |                         |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                        | <i>House Name</i>                                                                                                                                                                                                                                             | <i>Road</i>      | <i>Locality</i>         |
| Mrs S Quirk                                                                                                                                                                                                                                                                                                             | St Johns C of E Primary School                                                                                                                                                                                                                                | Bayham Road      | Eastern                 |
| <i>Town</i>                                                                                                                                                                                                                                                                                                             | <i>County</i>                                                                                                                                                                                                                                                 | <i>Post Code</i> | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                               |                  | 14/01/19                |
| <b>Installation of all-weather surface daily mile path around school sports field - 260m x 1.2m wide constructed in porous wetpour rubber surface (colour - black). The path will follow the perimeter boundary fence, will not require the removal of trees or hedging and will not reduce the ample playing area.</b> |                                                                                                                                                                                                                                                               |                  |                         |
| <i>Web link</i>                                                                                                                                                                                                                                                                                                         | <a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0522/2018?cuuid=20FBBE9F-45A1-4020-B951-38E4AAD2D141">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0522/2018?cuuid=20FBBE9F-45A1-4020-B951-38E4AAD2D141</a> |                  |                         |