

10th December 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 16th December 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 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 Bonin
CLlr Busvine OBE
CLlr Camp – **Chairman**
CLlr Canet
CLlr Clayton
CLlr Eyre
CLlr Granville-Baxter
CLlr Hogarth

CLlr Michaelides
CLlr Morris Brown
CLlr Mrs Parry
CLlr Parry
CLlr Piper – **Vice Chairman**
CLlr Raikes
CLlr Shea
CLlr Waite

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
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: 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 2nd December 2019, previously approved at Council on Monday 9th December 2019.

5 SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN (STNDP)

To receive and approve the minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee meeting held on Monday 2nd December 2019.

6 KENT MINERALS AND WASTE LOCAL PLAN 2013-30

(a) To receive and note an email from Kent County Council regarding the following consultations and to note that the full supporting documentation for these may be accessed online, via the respective links to the KCC website (below):

- Consultation on the Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30
https://consult.kent.gov.uk/portal/mwcs/early_partial_review_2017/epr_proposed_modifications?tab=files
- Consultation on the Proposed Modifications to the Minerals Sites Plan
https://consult.kent.gov.uk/portal/second_call_for_sites_2016/msp_proposed_modifications?tab=files

(b) To receive and note the following associated documents:

- i. Statement of Representations Procedure
- ii. Representations Guidance
- iii. Representations Form – Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30
- iv. Representations Form - Proposed Modifications to the Minerals Sites Plan

(c) To note that the deadline for submitting representations is midnight on Tuesday 14th January 2020.

INFORMATIVE: Please could Councillors email any comments to the Planning Committee Clerk at planning@sevenoakstown.gov.uk **no later than Monday 6th January 2020.**

7 FORTHCOMING TARMAC PRESENTATION

To note that the agenda for the next Planning Committee meeting on 13th January 2020 will include a presentation from Tarmac Ltd on proposals related to the Sevenoaks Town Neighbourhood Development Plan (STNDP) and Sevenoaks District Local Plan, with regards to the Sevenoaks Quarry site.

8 APPEALS

To receive notice that the following appeal has been dismissed:

APP/G2245/D/19/336982

19/01820/HOUSE – 14 Braeside Avenue

INFORMATIVE: Sevenoaks Town Council recommended approval at Planning Committee on 15th July 2019.

9 DISCOVER GATWICK 2019/20

(a) To receive and note a further invitation from Community Engagement at Gatwick Airport to forthcoming “behind the scenes” events, on the following dates:

- Thursday 16th January 2020
- Thursday 13th February 2020

(b) To nominate Councillors to attend.

INFORMATIVE: Councillors Granville-Baxter and Parry have been flagged by Gatwick for priority invitations.

10 HOLIDAY PERIOD: ARRANGEMENTS FOR PLANNING APPLICATIONS

(a) To note that Sevenoaks Town Council Offices will close for the holiday period at **4pm on Tuesday 24th December 2019** and will re-open at **8.45pm on Thursday 2nd January 2020**.

(b) To note that the next Planning Committee Meeting will take place on **Monday 13th January 2020**.

(c) To note that planning applications received after 10th December 2019 with a comment deadline which falls before, or on, Monday 13th January 2020, will be considered under Chairman’s Action.

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 12noon 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 10th December 2019.

12 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 2nd December 2019 at 7:12 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present – Arrived 7.28pm
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
Planning Assistant
6 Members of the Public

PUBLIC QUESTION TIME

None

393 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

394 DECLARATIONS OF INTEREST

Councillor Shea declared a non-pecuniary interest in the following application:

[Plan no. 8] 19/03135/FUL: Land West Of 11 Hill Crest

Councillors Raikes and Piper declared a non-pecuniary interest in the following applications:

[Plan nos. 9 & 10] 19/03148/HOUSE & 19/03149/LBCALT: Whyteladies, Wildernes Avenue

395 DECLARATIONS OF LOBBYING

All Councillors, Councillor Camp excepted, declared that they had been lobbied on the following application:

[Plan no. 3] 19/02945/HOUSE: Riftwood, Oak Avenue

396 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 18th November 2019, previously approved at Council on 25th November 2019. **It was RESOLVED that** that the minutes be received and signed.

397 APPEALS

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

APP/G2245/W/19/3239490 18/01007/FUL: Land Rear Of 82 Brattle Wood

INFORMATIVES:

Sevenoaks Town Council declined to comment on the original application, as the District Council had already declared it invalid by the time it went to Planning Committee on 23rd April 2018.

Sevenoaks Town Council subsequently considered the amended application at Planning Committee on 8th May 2018 and unanimously recommended refusal, on the following grounds:

- *The house is of an inappropriate design for the area.*
- *It attempts to create a new hard surface over open common land.*
- *The proposed exit onto Beechmont road is unsafe, as verified by KCC, and visibility splays cannot be improved as the adjacent land is not owned by the applicant, nor is the land within the scope of the planning application.*
- *The TPO should remain in place as it serves to protect an important tree.*

Sevenoaks Town Council also included the following informative in its recommendation:

Sevenoaks Town Council owns the Sevenoaks Common Land, including the 'track' from Beechmont Lane. Sevenoaks Town Council has not been consulted in advance of the application being submitted, nor has it provided any consent for the proposed resurfacing of common land.

It was RESOLVED that Sevenoaks Town Council would reiterate the above recommendation to the Planning Inspectorate.

(b) The Committee received notice that the following appeal had been allowed:

APP/G2245/D/19/3235455 19/00853/HOUSE: 61 The Moor Road

INFORMATIVE: *Sevenoaks Town Council recommended approval for this application at Planning Committee on 23rd April 2019. However, the application was subsequently refused permission by the District Council on 26th July 2019.*

INFORMATIVE: The Committee was pleased to note that Sevenoaks Town Council's recommendation of approval had been upheld by the Planning Inspectorate.

398 PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL

The Committee received and noted the email dated 14th November 2019 from Sarah Carter at Sevenoaks District Council regarding the cancellation of the Planning Training Session on 4th December 2019 and giving details of the next session, which is due to take place as follows:

Date: Wednesday 15th January 2020

Time: 4.30pm – 6pm

Venue: The Council Chamber, Sevenoaks District Council

INFORMATIVE: Councillors Michaelides and Shea confirmed that they wished to attend on 15th January 2020.

399 SEVENOAKS DISTRICT LOCAL PLAN

The Committee received and noted the letter of support sent by Sevenoaks Town Council to James Gleave, Strategic Planning Manager at Sevenoaks District Council on 25th November 2019.

INFORMATIVE: It was noted that the Town Clerk had received an acknowledgement from the District Council, thanking Sevenoaks Town Council for its support.

400 DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

(a) It was noted that the deadline for comments from Councillors had now passed.

INFORMATIVE: It was noted that comments submitted on the pre-consultation draft had been considered at the Sevenoaks Town Neighbourhood Plan Steering Committee Meeting which preceded Planning Committee on 2nd December 2019.

(b) It was noted that the Town Council anticipates moving forward to the next stage of the schedule for the NDP, with the preparation of the consultation material.

INFORMATIVE: It was noted that that an updated version of the comments would be put to the next Planning Committee Meeting on 16th December 2019 for ratification and any final comment, before the NDP goes out to public consultation in January 2020.

401 PLANNING APPLICATIONS

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

INFORMATIVE: With regards to application 19/03068/LBCALT (Bat And Ball Railway Station), the Committee received a verbal update from the Town Clerk to note that the original colour scheme proposed for the Platform 1 Passenger Shelter (Southeastern Trains livery) had since been modified to match the rest of the station. The Committee expressed its approval.

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

[Plan no. 3] Riftwood, Oak Avenue – Against
[Plan no. 3] Riftwood, Oak Avenue – For

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 26th November 2019. **It was resolved that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

402 PRESS RELEASES

None.

Finished: 8.18pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 2-12-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02503/ADV	S Simmons 10-12-2019	Cllr Bonin	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs M Richardson	The Former Mulberry Day Ther	Emily Jackson Close	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/19	

Advertisement signage x 4.

19/02503/ADV - Amended plan

Proposal has been amended. Two signs removed at entrance to close. Remaining two signs (one wall mounted and one free standing) to be non-illuminated. Updated location plan and elevation plan. Additional information on wall mounting.

Amended proposal description:

Advertisement signage x 2

19/02503/ADV - Amended plan

Additional location map to show the location of the freestanding signage in relation to a nearby tree and lamppost.

Request for the SDC Conservation Officer and the SDC Arboricultural and Landscape Officer to be consulted on the proposal.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02508/HOUSE	Holly Pockett 10-12-2019	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Dennis		2 Nursery Close	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/19	

Garage conversion, open porch to become an internal porch, driveway to be increased and dropped kerb to be extended and alterations to fenestration, rear extension, stairs relocated at rear, privacy screen at side of stairs.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-12-19

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02945/HOUSE	R Fellows 10-12-2019	Cllr Piper	Mr Ghosh 02084 687105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rudd		Riftwood	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Demolition of garage. Erection of an annexe.				
19/02945/HOUSE - Amended plan				
All documents are now public. Pre-application advice labelled as Appendix A in line with the submitted Planning Statement.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that:

- The two front windows at first floor level are obscure glazed to avoid the overlooking of Ashley.
- The detailed plans demonstrate that the orientation of the building does not lead to overlooking of the front door and windows of Ashley.
- Appropriate measures are taken to safeguard the mature Oak tree situated on the site border next to the existing garage, particularly during building.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02985/FUL	Mark Mirams 12-12-2019	Cllr Michaelides	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Upsher			26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/19
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched, with catslide.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02986/LBCALT	Mark Mirams 12-12-2019	Cllr Michaelides	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Upsher			26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/19
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched, with catslide.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-12-19

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02993/HOUSE	R Fellows 04-12-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs McKenna		Parkstone	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/19
Demolish chimney 1s stack and tile over the roof. Replace chimney 2. 19/02993/HOUSE - Amended plan. Amended proposal description: Rebuilding of damaged chimney and demolition of damaged chimney.				
<i>Comment</i>				
AWAITING CHAIRMAN'S ACTION.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03127/HOUSE	S Simmons 09-12-2019	Cllr Morris Brown	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cornwell			14 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/19
Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed extension will not result in loss of light or amenity to no. 13 Bethel Road.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03135/FUL	Emma Gore 04-12-2019	Cllr Dr Canet	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West Of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/19
Erection of 2 residential dwellings with new vehicular access, crossover and associated car parking.				
<i>Comment</i>				
Sevenoaks Town Council recommended refusal, on the following grounds: - Overdevelopment of the site. - There is very little amenity land for each unit. - The design is not compatible with the local area and is not in keeping with the street scene. - Highway safety concerns over the two proposed new vehicular entrances onto a busy corner, particularly as Hill Crest is a steep road and sight lines could prove inadequate.				

Planning Applications Considered

Applications considered on 2-12-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03148/HOUSE	Alexis Stanyer 09-12-2019	Cllr Piper (OOW)	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Garden room addition with link to approved extension to rear of Listed property and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03149/LBCALT	Alexis Stanyer 09-12-2019	Cllr Piper (OOW)	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Garden room addition with link to approved extension to rear of Listed property and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03183/HOUSE	S Simmons 12-12-2019	Cllr Parry	Ms R Mitchell 247998
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Grey			7 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/19
Single storey rear extension with rooflights and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-12-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03211/FUL	Sean Mitchell 13-12-2019	Cllr Shea	Miss Bennion 020739958
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Industrial Property Investment	Former Builders Yard	14 Cramptons Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/11/19	
Demolition of existing vacant building merchants (Sui Generis) and the erection of two new commercial units falling within Use Classes B1, B2 and/or B8, with associated car parking, servicing, access and landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that noise levels will not be greater than pre-existing levels, ensuring that this remains the case, regardless of the eventual users of the development.
- The Planning Officer limiting the window for deliveries to normal office hours, and that this should be consistent with other neighbouring industrial users.
- All fumes and noxious smells being controlled.
- The Highways Officer being satisfied that the site can safely manage the additional commercial and customer traffic that these units will bring.
- The Arboricultural Officer being satisfied with the planting scheme as proposed.

Minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee meeting held on the 2nd December 2019, 6pm, Sevenoaks Town Council Offices

In attendance: Cllr Camp, Cllr Purves, Cllr Shea, Cllr Canet, Cllr Hunter, Cllr Michaelides, Cllr Raikes, Cllr Piper, Cllr Granville Baxter, Cllr Clayton, Sarah Williams, Glenn Ball, Charles George, John Ingram, Linda Larter, Hugo Nowell, Imogen Parkin, Susanna Miles, Helen O'Sullivan and three others.

Apologies: Cllr Mrs Parry, Elizabeth Dolding, Julie Philips, Byron Brown, Geoff Brown

1. Declarations of Interest

None

2. Minutes of the previous meeting held 4th November 2019

The minutes of the meeting held on the 4th of November 2019 were received and approved.

3. Presentation from Tarmac relating to proposals in Neighbourhood Development Plan & Local Plan

It was noted that the representatives from Tarmac will provide a presentation to the Planning Committee at 7:00pm on Monday 13th January 2020.

4. To receive and consider comment submitted on the pre-consultation draft of the Sevenoaks Town Neighbourhood Development Plan. (see Appendix)

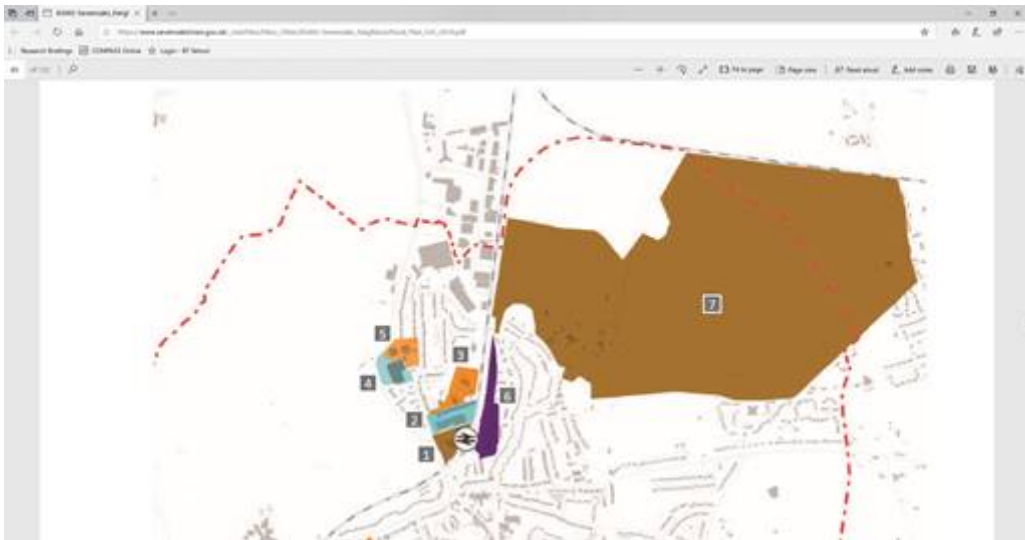
The committee received and discussed comments submitted to planning@sevenoakstown.gov.uk. See Appendix A for the Committee's response.

The committee were reminded of the programme for development of the Neighbourhood Development Plan:

A	Update draft NDP	September 2019
B	Present to STC and NDP Steering Group	4 th November 2019
C	Comments from Cllrs & Steering Group	25 th November 2019
D	Sign off Consultation Draft NDP with STC and NDP Steering Group	2 nd December 2019
E	Prepare consultation material	December 2019
F	Regulation 14 Consultation (6 weeks)	Launch 18 th January 2020
G	Review comments and agree changes	March 2020
H	Prepare Submission draft NDP	April 2020
I	Prepare Basic Conditions Statement	April 2020
J	Present to STC and NDP Steering Committee	April 2020
K	Submit to SDC	May 2020

Meeting concluded at 6:54pm

Appendix A

	Comments Received	Response	Steering Committee Discussion 2 12 2019
1	Seal Parish Council notes that an amended Neighbourhood Development Plan will be discussed at the Steering Committee meeting on 4th November at 6pm. Our chair of Planning Committee hopes to attend. The Parish Council would be grateful if you would pass the following points to the Chairman of the Steering Committee, which it believes should be rectified before the Neighbourhood Plan is published. The Parish Council objects strongly to the representation of the Sevenoaks Quarry site as a “Mixed Use Allocation” which includes land within the Parish of Seal (an extract from Figure 4.7: Proposed Development Sites is reproduced below).  The Neighbourhood Plan cannot make proposals for land outside the Town Council Area. The Parish Council will oppose vigorously any attempt to	The boundaries to be changed to align with the NDP boundary. The built development is in Sevenoaks and Seal will have the lake and parkland. Seal comments are noted however it is for Sevenoaks residents and Town Council to set policy for areas within its Neighbourhood Development Plan. Sevenoaks Town Council cannot recommend policies for Seal parish.	It was resolved that STC should organise a meeting with Seal Parish Council in the future to discuss the shared interest in the site.

	allocate land for 'mixed use' development on that part of the site within its area. It will also oppose vigorously any attempt to remove from the Green Belt the eastern parts of the site, which will remain open for public access and recreation under the existing consents for restoration of the mineral workings. As such this is not a brownfield site. The Local Plan Review also aims to retain the open eastern part of the site in the Green Belt. Any proposal for this site in the Neighbourhood Plan should not refer in an open-ended manner to a "Mixed Use Allocation" but should specify the acceptable uses which are residential, community, open space and recreation. It is not clear whether the Neighbourhood Plan intends to allocate this site or to await the Local Plan. This needs to be made clear and include an up to date summary of the Local Plan position. The Parish Council's consistent aim has been that the Local Plan and the Neighbourhood Plan should contain clear policies for the proper development of the Sevenoaks Quarry site. They should now take into account the current proposals by Tarmac Ltd. and include the requirements of KCC for major improvements to the Bat and Ball junction and a new Primary School within the site. They should require among other matters that pedestrian and cycle routes be provided to link with local schools etc. and that the only vehicle access from Childsbridge Lane should be for emergency services. The Parish Council would be pleased to discuss these matters with the Town Council.		
2	Need to review photographs and where appropriate make more relevant to Sevenoaks.	Noted	Noted there is a need to update some of the images in the document.

			The use of generic photographs was questioned. A distinction between aspirational images and those that are illustrating places within Sevenoaks was explained. The consultant expressed the need for photographs to be sent to him in order to be included in the document.
3	Design Review Process – need to clarify process within document	Noted Aim C4 to be amended to make it clearer that the plan is promoting sites that should have a Design Review rather than a need for the Town Council to establish a panel	Noted this was about a clarification of wording. The committee discussed Sevenoaks District Council's future Design Review Panel. However, were reminded that the NDP is a long-term document, and not to focus on the specific detail, but highlight the importance of the sites.
4	In the plan: pp10,44 and 45: Why is the One-stop Shop on Seal Rd a gateway to the town?	One Stop Shop identified as a gateway on the recommendation of a number of stakeholders	The definition of a 'gateway' was discussed. It was decided to change the name from 'One-Stop shop' to a descriptive title of the junction and road, to reflect the long-term nature of the document. The committee discussed the importance of the Greatness area and confirmed and thus the importance of this junction.

	p12 E5: the first of many references to a St. John's "neighbourhood centre", more a shopping or commercial centre? Possibly Northern or Lower St. John's? (See also pp18,55,57,74 Fig4.8. and 113) And Several photographs appear more than once e.g.on pp 14/23/85, 26/95 and 23/42/85. Surely there must be more which could be included to overcome this? p25, Fig2.2: Darent or Darenth for the valley housing the River Darent? On p26 it's the latter, but here and on pp48, 49, 51, 98, 99, 100 (twice) and 116 (at least) it's the former. p47, AimL4: Is it difficult to find the entrance to the SWR? p71, site10: loss of town centre parking will discourage shoppers? p73, site13: there is a public right of way across it, another constraint to consider p74, para6: seeing St. John's Hill described as a high street is strange. p85 top photograph: Vine Gardens, <u>NOT</u> The Vine p87, Fig A4: not helpful without a definition of the character types. p94, Road Network para2, last lines: delete "and relatively rapid" to avoid being judgmental. p107 caption: pedestrian lane off Bligh's Meadow	This is the designation in SDC's emerging Local Plan Some photographs appear twice because Chapter 2 of the Neighbourhood Plan 'About Sevenoaks' is a précis of Appendix A which provides a fuller portrait of the town I think all should be 'Darent' – will be corrected Yes, I think so. A new MSCP has recently been delivered Noted – to be added to constraints Will amend Noted Noted – key to be amended Noted Noted Noted comment – but no change to plan	Noted. Noted. Noted. Noted. Noted that there are various parking possibilities. Noted Noted. Noted. Noted. Noted. Noted. Noted.
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	p114, para3 The fact that one in seven families lives more than two miles from its primary school is shocking and surely a contributor to traffic problems? p114, para5 updating on the STC offices and Bat and Ball station,	Noted	Noted.
5	I feel that there should be a second overarching theme evident throughout the Plan, in addition to the Climate theme. Virtually every initiative taken since I became a Town Councillor, and even more so since Linda became our Town Clerk/Chief Executive, has had a Health or Wellbeing component. Just a few examples: • Playgrounds – clear health and wellbeing benefits for children, and to an extent parents • Hanging baskets – making Sevenoaks a pleasant town to visit must help to reduce stress and cheer people up • Stag – perhaps driven by the economic benefits to the town, the benefits of the leisure and cultural activities it generates are hard to ignore • Cultural quarter – much the same as Stag • Christmas Lights – the switch on ceremony brings the community together, the lights lift peoples’ spirits • Sports strategy - no comment needed Some of those are historic and just scratch the surface, but underline the point. I would like to see some narrative to show our commitment to health and wellbeing, but also in the same way that we have a leaf for items which have a positive environmental impact, how about a heart for those with health and wellbeing benefits? I always maintain the STC does what people want; generally what they want is to feel good about the town they live in which is a pretty good definition of wellbeing At a more mundane, possibly nit picking level: • Page 28 – 1st para, are there really 30,000 people living in the plan area? I thought it was no more than 20,000 (actually I thought it was	To be discussed This is taken from the Sevenoaks Economic Study (also broadly matches 29,500 quoted on wikipedia)	It was resolved that more text should be added to the document that highlights Health and Wellbeing. However it was agreed that STC has a Zero Carbon priority which should not be diluted by a further logo. The front end vision piece was identified as a location for more focus to be placed on Health and Wellbeing. The role of the town contributing to the wider area was discussed by the committee, it was resolved that

	18,500, but may be behind the times). It appears more than once in the document, and I have a recollection of a reference elsewhere to 20,000, though put my finger on it - Page 58 – Policy Com 1 2nd para, it is no longer anticipated that the Community Centre would stay open during construction of the new one - Page 114 – Last paragraph, plans for the new Community Centre no longer include offices for the Town Council on the upper floor.	Noted Noted	this was clear in other areas of the document. It was agreed that the population in the town area is roughly 18,500. Noted. Noted.
6	- The plan is wide-ranging and ambitious in scope, which is good. However, it does not give any sense of which measures are considered to be of highest priority. With limited funds, and some measures inevitably conflicting others, it would be useful to know which parts of the plan are considered most important. - Aim C5 - Any “design guidance” ought to cover the area of ‘precedent’. Specifically: bad judgments by previous planning committees should not necessarily bind future committees. This is a particularly sensitive topic in cases of ‘overdevelopment’ where one mistake seems to trigger an inevitable downward spiral for the surrounding area. - Policy L3: Specifically as this applies to the lake in Greatness - there are numerous mentions of “water sports” on the lake. Please can we be very clear that any water sports are conducted in vessels <i>without</i>	I think this is hard to determine and projects are set out under a number of themes. Where projects are already progressing this is indicated and some other ambitions are cited as being longer term - e.g. development of the Travis Perkins site and Bat and Ball Enterprise Centre The purpose of preparing design guidance is to make clear what is expected from development in greater detail thereby establishing what is considered appropriate and acceptable To be discussed	Noted. Noted. The committee discussed the long-term nature of the plan, and the aim to avoid limiting future usage.

	<i>motors</i>. Sevenoaks has enough air/noise pollution without adding water to the mix! • Policy M2: The Sevenoaks District Cycling Strategy is an unambitious document with few tangible recommendations. I would suggest revising our plan to include “measures which go at least as far as delivering on the SDCS, as well as beyond”. • Policy M4: I would back the amendment of this policy to “close to schools and in <i>all</i> residential areas” • Policy M9: As per discussions at the Town Councillors’ Blue Sky Day - a significant public realm improvement would include partial pedestrianisation of Sevenoaks Town Centre. I would like to see a plan which includes local canvassing residents on the option.	To be discussed To be discussed The principle of public realm improvements is covered under Policy M10. An additional note on the need for public engagement on these plans could be added in the supporting text. To be discussed	It was suggested that restricting the use of the lake to vessels without motors would have a negative impact on any potential water sports. Agreed not to include this condition. It was noted that the SDCS was written 10 years ago, whilst the NDP includes future development. It was agreed that the plan should refer to the Cycling Strategy and the extra identified facilities to support new development. It was agreed that there is too higher level of ambiguity with residential areas. Instead, to draft this broadly in order to ensure the document does not hinder the Council from exploring this in the future. Agreed to keep the text as original. It was agreed that public engagement is encouraged throughout the entire plan. It would seem inconsistent to mention that in this section specifically.
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	- Policy D1: Suggested amendment: Any areas of 'weak performing green belt' deemed unsuitable for housing etc. to be invested in with a view to upgrading their green performance. - A side note - on p.74 there is a line "The local centre at St John's provides most of the area's local shopping needs". As a local resident, I would say this is a big overstatement. The area needs significant investment to deliver that level of provision!	I think this only relates to the Tarmac Ltd. Site at Greatness and that this issue is covered under Site 7 on page 69 To be amended	Need SDC's Local Plan to be approved so it can be released from Green Belt. It was mentioned that there is no legal definition of weakly performing Green Belt. Green Belt is Green Belt, it only has to meet one of the five tests. It was suggested that this matter was already discussed under L2 'encourage the improvement of green spaces'. Noted – change to 'much'.
7	The comments which follow are mainly about how the policies are presented and explained, but there are a couple of points which follow from SDC's Plans. Page 7 - the Vision 2038 could be a bit sharper, and clearer on what Sevenoaks will be. Eg Sevenoaks will be a successful and friendly market town It will retain its strong sense of community It probably isn't worth saying what Sevenoaks is not (stuck in the past) Page 9 onwards: We need to be clear why the Zero Carbon marker is attached to policies, and be as rigorous as we can about it. Most are fine, but if we're	Discuss	It was suggested the tense should be changed to 'will' in the vision, however a concern arose that this would imply the town does not currently possess those qualities. Instead, the separation of the vision statement across two pages was outlined as a point of confusion, thus it was agreed this should be remedied. The phrase 'continue to be' was deemed a useful addition to the Vision. Noted.

not clear it undermines the good work. The ones which I think could be clearer are: - E1 on the business environment. I guess the Zero C gain is working closer to home. - E4 in markets ... reflects shopping closer to home, and the shorter supply chains of market traders COM 1 and 2 - Community assets effectively used mean less need to travel S1 deserves the Zero C marker if it has the same effect D3 deserves the Zero C marker if it helps people who work in Sevenoaks to live here, and so avoid traffic congestion. Policy L6 needs a minor correction - too many 'provisions'. On page 28 we say that 87% of businesses are micro-sized, which is important. It would be helpful also to say how much employment they account for, which will be significantly lower. The big story in the economic survey numbers is how much bigger share of jobs is now accounted for by the growth sectors, education, professional services, business support, while retail has been static. It would be worth mentioning the increasing number of home workers associated with the growing sectors, because this has implications for the type of support they need. The Development and Housing section starting on page 64 stresses high quality housing - but should take on board the District Council commitment to	Agreed. Will add reference to locating this employment in sustainable locations where access can be by public transport and where employees support other activities Markets present opportunity for the sale of local produce and goods Encouraging sustainable lifestyles Agreed Noted Unfortunately I don't have that information. 87% figure comes from Sevenoaks Urban Area – Economic Study Can add a note to that effect	Noted. Noted. Noted. Noted. Noted. Noted. It was agreed that Housing associations need to bring social housing up to standard.
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	support zero carbon 'Passive Homes'. The draft says 'highest environmental standards' to reduce carbon emissions' but could be more specific.. In addition the plan should recognise in this section at getting to Zero Carbon will require intensive work on insulating the existing housing stock. By 2038 over 80% of the housing stock will be homes which already exist, and some of them cannot contribute to Zero Carbon without adjusting existing local planning policies. This needs to feature somewhere in the Development section, and / or in the Character / Heritage section. It is work to do!	Perhaps add a new Objective in the Development and Housing section? To be Discussed	As a council in the future need to encourage upgrades to existing houses and be mindful of this. Agreed that STC's planning policies should encourage energy efficiency throughout all aspects of the planning system. Modernising, upgrading and making more existing houses eco-friendly. The need for energy efficiency to be a material planning consideration was discussed. Consultants will draft a new Objective summarising this discussion.
8	I wanted to share some thoughts regarding the neighbourhood plan. It is very encouraging to see the plan for allocated mixed-use and employment sites. Based on experience of our own members this is something that is important to start-up businesses and also established businesses who would like to offer a more flexible working arrangement for their employees. Currently there is a lack of local spaces to conduct informal meetings, and a central business hub would be a great addition to the town. I note from the local economy research that we are below average for start up's in Sevenoaks. This may be due to the lack of central support for start-up businesses or efficient signposting to organisations that can help. If there were a central business hub where individuals who are considering a start-up businesses could go for advice and support, this would be a great addition to the networking and support methods we use at the Chamber of Commerce. A central business hub could also encourage and target young entrepreneurs, school leavers, returners to work etc. to be more enterprising and as we already demonstrate the survival rates of start- ups are high locally, but perhaps this could bridge the gap to encourage more to take that step? Also another point to consider is the isolation of home workers and the need for support and networking to address that need. In a recent survey of our 200+	This is the intention under Policy E1. The wording under this policy to be amended to make this clearer	Noted.

	members one of the key criteria for joining the Chamber was to socialise and meet other businesses, so this is something that could perhaps be considered in the plan too.		
9	1.From Page 67 in the section on Housing. Most of the proposed new housing is being suggested for Northern Ward. Most of the new investment in community assets is in the same ward. There is a need for more quality housing for older people to “rightsize” into. I think we need to ask for this to be part of the housing proposals. There are excellent examples of how this can be achieved in the Rockdale development in the centre of Sevenoaks. Different housing complexes need to be developed to meet the needs of our ageing population, to enable them to live fully and help each other. Higher density of homes can be possible without losing amenity. Access to our lovely wildlife and recreation areas, rail network, supermarkets , local shops , restaurants and medical services make it an ideal opportunity for a forward thinking community. Retired people generally like to use local services and have fun, during the daytime. Some will want part-time jobs and others places to take the grandchildren that they are caring for , for the parents who are away working. 2. p.67 the Waterworks site could make an ideal co-housing project for older citizens, although the watertable is high in that area. The buildings have	Text under Objective Fifteen to be amended to reflect these comments Do we want to be more specific about the residential types on particular sites? To be discussed	Noted. STC discussed how prescriptive it wanted the document to be about Residential types for particular sites.

	already been razed to the ground. There are some existing privately owned houses and some lovely mature trees. Page 67/68 opportunity for quality older peoples' housing at Wickes/Gasholder sites. 3. Tarmac site again good to meet the diverse needs of the future population and to make the opportunity for real communities to develop. The Town council has already invested for the future in some excellent infrastructure for this area. Sevenoaks District Seniors Action Forum has good information available on the size of this change in the demographics and many members who can't find the kind of houses that they need to buy for their retired (or semiretired) years, not least when the majority of us will be living alone for some of the time.		It was decided that location could be highlighted as a suitable site, without phrasing it in definitive language.
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Sevenoaks Town Neighbourhood Development Plan Steering Committee 2019 12 2

Update Report

	Comments Received	Response	Steering Committee Discussion 2 12 2019
1	<i>p49, PolicyL6 text: The Town Council will support the provision of additional allotments on Bradbourne Vale Rd and will protect those on the Quakers Hall Lane site.</i> <i>Accompanying text: ...site on Bradbourne Vale Rd and ensure the future of those on the Quakers Hall Lane site. (Explanatory note: the QHL plots do not lie in the Green Belt and so could be seen as vulnerable to possible housing development.)</i>		Agreed this was an important issue. It was noted that the allotments on Quakers Hill were statutorily protected.

From: Alice.Short@kent.gov.uk <Alice.Short@kent.gov.uk>

Sent: 15 November 2019 11:28

Subject: Kent Minerals and Waste Local Plan 2013-30

Dear Sir/Madam

Consultation on the Proposed Modifications to the Minerals Sites Plan

Consultation on the Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

Following the Examination in Public in October 2019, the County Council is now seeking views on the soundness and legal compliance of:

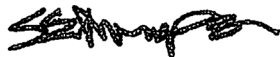
- Proposed Modifications to the Mineral Sites Plan
- Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

The consultation period for both projects will run for 8 weeks from 09:00 on Tuesday 19th November 2019 until Tuesday 14th January 2020 at midnight.

The consultations will commence online on our consultation portal at <http://consult.kent.gov.uk/portal/> **09:00 on Tuesday 19th November 2019**. From that date you will be able to submit your comments on the Plans and accompanying Sustainability Appraisals. **Please note that you will not be able to submit comments until that time.**

Please read the attached representation guidance for information on how to make a representation. Representations can be made online or using the attached representation form.

Sharon Thompson



Head of Planning Applications
Environment, Planning and Enforcement
For Head of Planning Applications Group

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Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

Kent Mineral Sites Plan

Statement of Representation Procedure and Availability of Documents

Town and Country Planning (Local Planning) (England) Regulations 2012

Proposed Modifications

Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 and the Kent Mineral Sites Plan and have been published for an eight-week period to allow representations. The purpose of the representations period is to allow local communities and other interested parties the opportunity to submit representations about whether these proposed modifications are 'sound' (that is, it have been positively prepared, are justified, are effective, and are consistent with national policy), and legally compliant. Written representations received before the end of the eight-week period will be sent to the Planning Inspector for consideration.

Document titles:

- Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 – Proposed Modifications (November 2019)
- Kent Mineral Sites Plan –Proposed Modifications (November 2019)
- Early Partial Review as modified (for clarity)
- Kent Mineral Sites Plan as modified (for clarity)
- Sustainability Appraisal of the Mineral Sites Plan (November 2019)
- Sustainability Appraisal of the Early Partial Review (November 2019)

The Early Partial Review Proposed Modifications (November 2019) sets out modifications to policies contained in the adopted Kent Minerals and Waste Local Plan 2013-30 (the Plan). The Plan sets out the strategy for the sustainable management of Kent's waste, the delivery of minerals where a need exists and is the primary element of the development plan against which planning applications and appeals for minerals and waste development in Kent will be determined. The modifications are to text and policies in the Plan concerned with the following matters:

- Waste management:
 - o The strategy for provision of future waste management capacity
 - o The identification of site allocations for waste management facilities
- The approach to safeguarding mineral resources and waste management and
- minerals supply infrastructure.

The Kent Mineral Sites Plan Proposed Modifications (November 2019) allocates three specific sites within Kent suitable in principle for mineral extraction in accordance with the Kent Minerals and Waste Local Plan.

The area covered by both documents is the administrative area of Kent County Council.

Representation period: From 9am on 19 November 2019 to midnight on 14 January 2020.

Representations must be made in writing and submitted by post or electronically to:	
Minerals and Waste Planning Policy Team 1 st Floor, Invicta House County Hall Maidstone Kent ME14 1XX	Consultation portal: https://consult.kent.gov.uk/portal/
	Email: mwlp@kent.gov.uk ; Tel: 03000 422370.
Representation forms are available and can be completed and submitted online on the County Council's consultation portal. Alternatively, the form can be downloaded from the County Council's website (https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy) or may be requested by contacting the team by telephone, email or letter.	

All evidence base documents, are available to view on the County Council's website (https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library):

The Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 –Proposed Modifications and Kent Mineral Sites Plan – Proposed Modifications, the Sustainability Appraisals and copies of the representation forms and guidance notes are available for inspection (electronic format) at Kent County Council's libraries and gateways during their normal opening hours:

- Broadstairs Library, Broadway, Broadstairs, CT10 2BS
- Canterbury Library 18 High Street, Canterbury CT2 2RA
- Dartford Library, Central Park, Market Street, Dartford DA1 1EU
- Dover Library, Dover Discovery Centre, Market Square, Dover CT16 1PH
- Faversham Library, Newton Road, Faversham, ME13 8DY
- Folkestone Library, 2 Grace Hill, Folkestone, CT20 1HD
- Gravesend Library, Windmill Street, Gravesend, DA12 1BE
- Hadlow Library, School Lane, Hadlow, Tonbridge, Kent, TN11 0EH
- Lenham Library, 11 The Square, Lenham, ME17 2PQ
- Lydd Library Skinner Road, Lydd, TN29 9HN
- Maidstone Library, James Whatman Way, Maidstone ME14 1LQ
- Ramsgate Library, Guildford Lawn, Ramsgate, CT11 9AY
- Sevenoaks Library, Buckhurst Lane, Sevenoaks TN131LQ
- Sittingbourne Library, Central Avenue, Sittingbourne, ME10 4AH
- Tonbridge Library, 1 Avebury Avenue, Tonbridge TN9 1TG
- Tunbridge Wells Library, Mount Pleasant Road, Tunbridge Wells TN1 1NS
- West Malling Library, 22 -26 High Street, West Malling ME19 6QR

Gateways

- Ashford Gateway Plus, Church Road, Ashford TN23 1AS
- Dover Gateway, 69-71 Castle Street, Dover, CT16 1PD
- Eden Centre Gateway, Four Elms Road, Edenbridge TN8 6BY
- Gravesham Gateway, Civic Centre, Windmill Street DA12 1NL
- Maidstone Link, King Street, Maidstone ME15 6JQ
- Sheppey Gateway, 38-42 High Street, Sheerness TN30 6HP
- Tenterden Gateway, 2 Manor Row, High Street, Tenterden TN30 6HP

- Swanley Link, London Road, Swanley BR8 7AE
- Thanet Gateway Plus, Cecil Street, Margate CT9 1RE
- Tonbridge Gateway, Tonbridge Castle, Castle Street, Tonbridge TN9 1BG
- Tunbridge Wells Gateway, 8 Grosvenor Road, Tunbridge Wells TN1 2AB

Kent County Council Offices

- Sessions House, County Hall Maidstone ME14 1XQ
- Mineral and Waste Local Plan Team, Invicta House, Maidstone ME14 1XX

In addition, paper copies of the key documents, along with the Representations Form and Guidance have been provided to the Parish Councils in which the 3 proposed Mineral Sites are located. These are Lenham Parish Council, Capel Parish Council and Hadlow Parish Council.

¹ Royal mail second class post. Other postage options available on request.

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Kent Mineral Sites Plan Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 (KMWLP)



Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 19

Proposed Modifications

Guidance notes for making a representation

Introduction

In October 2019, the Planning Inspector held an Examination in Public (EiP) on the Submission versions of the Kent Mineral Sites Plan and the Early Partial Review to the KMWLP. During the course of the EiP, a number of main modifications to the Plans were discussed with the Inspector. These modifications seek to address potential soundness and legal compliance issues. The County Council is also proposing a number of minor changes. Whilst these additional (minor) modifications do not affect overall soundness and legal compliance, the County Council is keen to improve the clarity of the Plans.

The County Council is now inviting comments on the proposed main modifications and the accompanying Sustainability Appraisals. Written representations on the Plan received within the eight week public consultation period will be sent to the Planning Inspector for consideration alongside the modified Plans. Comments should be made on the **Representation Form**.

Please ensure that your comments relate only to the proposed modifications and not elements of the Plan which existed prior to submission.

The Planning and Compulsory Purchase Act 2004² (as amended) (PCPA) states that the purpose of the examination is to consider whether the Plans complied with the legal requirements, including the 'Duty to Co-operate', and is sound. This document explains these requirements in further detail.

Legal Compliance and Duty to Co-operate

The Inspector will first check that the Plans meet the legal requirements associated with plan making under s20 (5) (a), and the Duty to Co-operate under s20 (5) (c) of the PCPA, before moving on to the tests of soundness.

Before making a representation on legal compliance, you should consider the legal requirements which include the following:

¹ View online: <http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

² View online at: <http://www.legislation.gov.uk/ukpga/2004/5/contents>

- A description of the Plans and key stages in their preparation should be included in the Kent County Council (KCC) Local Development Scheme (LDS). If the Plans are not in the current LDS they should not have been published for representations. Publication of the Plans should also be in accordance with the LDS timetable. The LDS is available on the County Council website³ at the main KCC offices in Invicta House, Maidstone ME14 1XX and Sessions House, Maidstone ME14 1XQ and at the main libraries and Gateways. **See below.**
- The process of consultation on the Plans should be in general accordance with KCC's Statement of Community Involvement (SCI). The SCI sets out the strategy for involving the community in the preparation and revision of Plans and is available on the County Council website⁴.
- Preparation of the Plans should comply with the Regulations. On publication, KCC must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The Local Planning Authority must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- KCC is required to provide a Sustainability Appraisal (SA) Report when it publishes a Plan which should be consistent with the Environmental Assessment of Plans and Programmes Regulations 2004. SA is a tool for appraising policies to ensure they reflect social, environmental, and economic factors. The SA report should identify the process by which the SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. The SA and related Non-Technical Summary is available on the County Council's website and consultation portal⁵, and at the offices and libraries listed below.
- The Plans should be in general conformity with the adopted Kent Minerals and Waste Local Plan 2013-30 (KMWLP), which is the Spatial Development Strategy for minerals and waste development in Kent, along with adopted District and Borough Local Plans.

You should consider the following before making a representation on compliance with the Duty to Co-operate:

- Any plan submitted will be examined for compliance with the Duty to Cooperate. Local Planning Authorities are expected to provide evidence of how they have complied with any requirements arising from the Duty.
- The PCPA 2004 establishes that non-compliance with the Duty to Co-operate cannot be rectified after the submission of the Plan and so if the Duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

³ <https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy>

⁴ View online at: <http://consult.kent.gov.uk/file/3203222>

⁵View online: https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library

Soundness

Soundness is explained in paragraph 35 of the National Planning Policy Framework 2019 (NPPF)⁶. The Inspector must be satisfied that the Plans are 'positively prepared', 'justified', 'effective' and 'consistent with national policy' as explained below:

Positively Prepared: This means that the Plans should be prepared based on a strategy which, as a minimum, seeks to meet objectively assessed development and infrastructure requirements, and is informed by agreements with other authorities, such that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

Justified: The Plans should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.

Effective: The Plans should be deliverable over their period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.

Consistent with national policy: The Plans should enable the delivery of sustainable development in accordance with the policies in the NPPF.

If you think the content of a Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- a. Is the issue with which you are concerned already covered specifically by national planning policy? If so, does it need to be included in this Plan.
- b. Is what you are concerned with covered by any other policies in any other Plan including the adopted Kent Minerals and Waste Local Plan 2013-30?
- c. If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- d. If the Plan is unsound without the policy, what should the policy say?

General Advice

If you wish to make a representation seeking a modification to the Plans you should make it clear in what way the Plan is not sound having regard to the legal compliance, Duty to Cooperate and the four soundness requirements set out above. You should try to support your representation with evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which

6

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Representations deadline

Representations should be returned by the end of the eight week consultation period on **14 January 2020**.

Representations may be made by completing the representations form on the online version of the document at:

https://kent.objective.co.uk/portal/second_call_for_sites_2016/msp_proposed_modifications

Or, by completing the representation form (electronic and hard copies are available) and submitting the form by:

- email to mwlp@kent.gov.uk, or
- post to: Minerals and Waste Planning Policy, First Floor, Invicta House, Maidstone Kent ME14 1XX

If returning the representations form electronically, you may state your name rather than signing the form.

If you have any queries about the process of submitting representations, please contact the Minerals and Waste Policy team by email (mwlp@kent.gov.uk) or telephone (03000 422370).

Viewing the Plans and supporting information

The Plans and supporting information are available for inspection via the County Council's website:

https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library

Copies are also available to view at the following locations:

Kent County Council Libraries

Broadstairs Library, Broadway, Broadstairs, CT10 2BS
Canterbury Library 18 High Street, Canterbury CT2 2RA
Dartford Library, Central Park, Market Street, Dartford DA1 1EU
Dover Library, Dover Discovery Centre, Market Square, Dover CT16 1PH
Faversham Library, Newton Road, Faversham, ME13 8DY
Folkestone Library, 2 Grace Hill, Folkestone, CT20 1HD
Gravesend Library, Windmill Street, Gravesend, DA12 1BE
Hadlow Library, School Lane, Hadlow, Tonbridge, Kent, TN11 0EH
Lenham Library, 11 The Square, Lenham, ME17 2PQ
Lydd Library Skinner Road, Lydd, TN29 9HN
Maidstone Library, James Whatman Way, Maidstone ME14 1LQ
Ramsgate Library, Guildford Lawn, Ramsgate, CT11 9AY
Sevenoaks Library, Buckhurst Lane, Sevenoaks TN13 1LQ
Sittingbourne Library, Central Avenue, Sittingbourne, ME10 4AH
Tonbridge Library, 1 Avebury Avenue, Tonbridge TN9 1TG
Tunbridge Wells Library, Mount Pleasant Road, Tunbridge Wells TN1 1NS
West Malling Library, 22 -26 High Street, West Malling ME19 6QR

Gateways

Ashford Gateway Plus, Church Road, Ashford TN23 1AS
Dover Gateway, 69-71 Castle Street, Dover, CT16 1PD
Eden Centre Gateway, Four Elms Road, Edenbridge TN8 6BY
Gravesham Gateway, Civic Centre, Windmill Street DA12 1NL
Maidstone Link, King Street, Maidstone ME15 6JQ
Sheppey Gateway, 38-42 High Street, Sheerness TN30 6HP
Tenterden Gateway, 2 Manor Row, High Street, Tenterden TN30 6HP
Swanley Link, London Road, Swanley BR8 7AE
Thanet Gateway Plus, Cecil Street, Margate CT9 1RE
Tonbridge Gateway, Tonbridge Castle, Castle Street, Tonbridge TN9 1BG
Tunbridge Wells Gateway, 8 Grosvenor Road, Tunbridge Wells TN1 2AB

Kent County Council Offices

Sessions House, County Hall, Maidstone ME14 1XQ
Mineral and Waste Local Plan Team, Invicta House, Maidstone ME14 1XX

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Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

Town and Country Planning (Local Planning) (England) Regulations 2012

Proposed Modifications



Representation Form

Representations on the Early Partial Review should be submitted by **midnight on 14 January 2020. Late representations will not be accepted.**

The preferred method for submitting representations is via the online consultation portal at: https://consult.kent.gov.uk/portal/mwcs/early_partial_review_2017/epr_proposed_modifications

Representations can also be made using this form and submitted to KCC by email to: mwlp@kent.gov.uk or the address below. Additional copies of the form can be obtained from the County Councils website: <https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy>. Photocopies of blank forms can also be made.

Advice on how to make representations is provided in the guidance notes which accompany this form. You are strongly advised to read the guidance notes before completing this form.

This form comprises 2 parts:

- **Part A: Personal details**
- **Part B: Your representation(s).** Please fill out a separate sheet for each representation you wish to make. However, only fill in Part A once and send all representations in together.

Data Protection

Representations will be processed in line with our Privacy Policy, which can be accessed here <https://www.kent.gov.uk/about-the-council/contact-us/access-to-information/gdpr-privacy-notice/environment,-planning-and-enforcement/minerals-and-waste-privacy-statement>

If you would like more information about the Kent Early Partial Review, or the Local Plan preparation process, please contact the Minerals and Waste Planning Policy Team at:

Minerals and Waste Planning Policy
1st Floor, Invicta House
Maidstone
Kent
ME14 1XX
Email: mwlp@kent.gov.uk
Phone: 03000 422370

Part A – Personal Information

You only need to fill this section out once

A1. Personal information		
Title	First Name	Last Name
Job title (where relevant)		
Organisation or affiliation		

A2. Client details if applicable		
If you are completing this form on behalf of someone else then please provide details of the person(s) or organisation you represent.		
Title	First Name	Last Name
Job title (where relevant)		
Organisation or affiliation		

A3. Contact details	
Please provide details of the person who should be contacted regarding this response.	
Name	
Address	
Telephone Number	Preferred method of contact (please circle) Post Email
Email address	
Respondent's capacity (please circle) Resident Local Business Minerals Industry Landowner Parish/Town Council District/Borough Council County Councillor Local Authority Government Organisation Non-Government Organisation Other (please specify below)	

Part B – Representation

Please complete Part B of this form for every representation you wish to make i.e. Please use separate sheets for each representation.

You only need to complete part A once.

**B1: To which parts of the proposed modifications does this representation relate?
(Modification ref no. or Sustainability Appraisal)**

--

B2: Do you consider that the Early Partial Review as modified is?

Please read the Guidance Note for guidance on legal compliance and soundness.

B2.1 Legally compliant?	Yes/No	B2.2 Sound?	Yes/No
-------------------------	--------	-------------	--------

If you circled 'No' to B2.2, please continue to question B3 otherwise please go to question B4

B3: Do you consider the Early Partial Review as modified to be unsound because it is not?

Please read the Guidance Note for an explanation on soundness.

B3.1 Positively Prepared	Yes/No	B3.2 Justified	Yes/No
B3.3 Effective	Yes/No	B3.4 Consistent with national policy	Yes/No

On the following pages, please explain why you think the Plan as modified is unsound or not legally compliant, and set out any changes you feel should be made to make the Plan as modified sound and legally compliant.

Please note: your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at this stage. After this stage, further submissions will be only at the request of the Inspector and based on the matters and issues he/she identifies for examination.

Part B – Continued

B4: If you consider the Early Partial Review as modified is unsound/not legally compliant, please explain why in detail in the box below. Please be as precise as possible.

B5: Please set out what modification(s) you consider necessary to make the Plan legally compliant or sound.

Please explain why this change will make the Early Partial Review legally compliant and sound. It will be helpful if you are able to put forward any suggested revised wording. Please use the box below.

Part B – Continued

B6: Do you wish to be notified about future stages in Plan preparation?

Yes/No

Signature:

Date:

This is the end of the representations form. Please complete Part B of this form for each representation you wish to make. You only need to complete part A and Part C once.

Kent Mineral Sites Plan

Town and Country Planning (Local Planning) (England) Regulations 2012

Proposed Modifications

Representation Form



Representations on the Kent Mineral Sites Plan should be submitted by **midnight on 14 January 2020. Late representations will not be accepted.**

The preferred method for submitting representations is via the online consultation portal at: https://kent.objective.co.uk/portal/second_call_for_sites_2016/msp_proposed_modifications

Representations can also be made using this form and submitted to KCC by email to: mwlp@kent.gov.uk or the address below. Additional copies of the form can be obtained from the County Councils website: <https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy>. Photocopies of blank forms can also be made.

Advice on how to make representations is provided in the guidance notes which accompany this form. You are strongly advised to read the guidance notes before completing this form.

This form comprises 2 parts:

- **Part A: Personal details**
- **Part B: Your representation(s).** Please fill out a separate sheet for each representation you wish to make. However, only fill in Part A once and send all representations in together.

Data Protection

Representations will be processed in line with our Privacy Policy, which can be accessed here <https://www.kent.gov.uk/about-the-council/contact-us/access-to-information/gdpr-privacy-notices/environment,-planning-and-enforcement/minerals-and-waste-privacy-statement>

If you would like more information about the Kent Mineral Sites Plan, or the Local Plan preparation process, please contact the Minerals and Waste Planning Policy Team at:

Minerals and Waste Planning Policy
1st Floor, Invicta House
Maidstone
Kent
ME14 1XX
Email: mwlp@kent.gov.uk
Phone: 03000 422370

Part A – Personal Information

You only need to fill this section out once

A1. Personal information		
Title	First Name	Last Name
Job title (where relevant)		
Organisation or affiliation		

A2. Client details if applicable		
If you are completing this form on behalf of someone else then please provide details of the person(s) or organisation you represent.		
Title	First Name	Last Name
Job title (where relevant)		
Organisation or affiliation		

A3. Contact details	
Please provide details of the person who should be contacted regarding this response.	
Name	
Address	
Telephone Number	Preferred method of contact (please circle) Post Email
Email address	
Respondent's capacity (please circle) Resident Local Business Minerals Industry Landowner Parish/Town Council District/Borough Council County Councillor Local Authority Government Organisation Non-Government Organisation Other (please specify below)	

Part B – Representation

Please complete Part B of this form for every representation you wish to make i.e.
Please use separate sheets for each representation.

You only need to complete part A once.

**B1: To which parts of the proposed modifications does this representation relate?
(Modification ref no. or Sustainability Appraisal)**

--

B2: Do you consider that the Mineral Sites Plan as modified is?

Please read the Guidance Note for guidance on legal compliance and soundness.

B2.1 Legally compliant?	Yes/No	B2.2 Sound?	Yes/No
-------------------------	--------	-------------	--------

If you circled 'No' to B2.2, please continue to question B3 otherwise please go to question B4

B3: Do you consider the Mineral Sites Plan as modified to be unsound because it is not?

Please read the Guidance Note for an explanation on soundness.

B3.1 Positively Prepared	Yes/No	B3.2 Justified	Yes/No
B3.3 Effective	Yes/No	B3.4 Consistent with national policy	Yes/No

On the following pages, please explain why you think the Plan as modified is unsound or not legally compliant, and set out any changes you feel should be made to make the Plan as modified sound and legally compliant.

Please note: your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at this stage. After this stage, further submissions will be only at the request of the Inspector and based on the matters and issues he/she identifies for examination.

Part B – Continued

B4: If you consider the Kent Mineral Sites Plan as modified is unsound/not legally compliant, please explain why in detail in the box below. Please be as precise as possible.

B5: Please set out what modification(s) you consider necessary to make the Plan legally compliant or sound.

Please explain why this change will make the Kent Mineral Sites Plan legally compliant and sound. It will be helpful if you are able to put forward any suggested revised wording. Please use the box below.

Part B – Continued

B6: Do you wish to be notified about future stages in Plan preparation?

Yes/No

Signature:

Date:

This is the end of the representations form. Please complete Part B of this form for each representation you wish to make. You only need to complete part A and Part C once.

Appeal Decision

Site visit made on 27 November 2019

by Neil Smith BA Hons BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2019

Appeal Ref: APP/G2245/D/19/3236982

14 Braeside Avenue, Sevenoaks TN13 2JJ

- 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 S Ainsworth against the decision of Sevenoaks District Council.
 - The application Ref 19/01820/HOUSE, dated 19 June 2019, was refused by notice dated 14 August 2019.
 - The development proposed is the conversion of loft space including hip to gable changes to roof, first floor front extension to allow for stairs to loft and rear dormer to loft.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the appeal proposal on the character and appearance of the area.

Reasons

3. The appeal site accommodates a two-storey detached dwelling that occupies virtually the full width of the plot. It has a hipped roof and there are a pair of slender chimneys on one of the side elevations. The dwellings along this part of Braeside Avenue are also detached dwellings, are of a similar design and age and have hipped roofs with chimneys. The prevalence of hipped roofs with slender chimneys gives the street scene a strong sense of rhythm and uniformity.
4. The appeal proposal comprises three elements, a first-floor extension to the front; a rear dormer window, and alterations to the roof from a hip to gable ends. It is the alterations to the roof from a hip to gable ends that formed the basis of the Council's reason for refusal. I note that the Council did not oppose the rear dormer window or the first-floor extension to the front and on the evidence before me, I have no reason to reach a different conclusion in these respects.
5. The Sevenoaks Residential Character Area Assessment - Supplementary Planning Document (CAASPD) (2012), states that repeated designs, building scale and spacing are strong unifying features contributing to a cohesive and distinctive streetscape. Further guidance contained in the Sevenoaks Residential Extensions - Supplementary Planning Document (RESPD) (2009) states that where there is a clear consistent line or distinctive roof form that

face the street, loft extensions should not detract from the characteristic roof profile.

6. The proposed alterations to the roof would change the appearance of the dwelling considerably when viewed from the street. The introduction of gable ends adjacent to the hipped roofs of the neighbouring properties would be out of character and would have a harmful impact on the street scene by virtue of the significant increase in its scale and form. Consequently, the roof would appear as over-dominant and out of character in the street scene.
7. Whilst the appellant states that the ridge height and the eaves height would remain the same, this would not overcome the harmful effect of the increased size and bulk of the roof. The appellant also argues that there is diversity of styles in the vicinity of the appeal property and that there is no singular style along the street. Whilst there are some variations, I did not observe any dwellings in the vicinity with gable ends of the size and scale of the appeal proposal, nor were any specific examples brought to my attention.
8. The appellant also argues that there are a number of side dormer extensions in the locality. I saw that some of these other schemes do not follow the design approach specified in the SPD and they do not provide a basis for justifying similar proposals, which would equally fail to adopt good design principles. I also do not agree with the appellant that the Council misinterpreted Policy SP1 of the Sevenoaks District Council Core Strategy (2011) (CS), Policy EN1 of the Allocations and Development Management Plan (2015) (ADMP) and the RESPD.
9. I note that the proposal would be built with the same materials to the existing dwelling. The appellant has also stated that Sevenoaks Town Council recommended the application for approval. Taken together however, I do not consider that these matters provide justification for overcoming the harm identified.
10. The appellant has stated that the roof extension would be classed as permitted development. However, there is little definitive evidence before as to what may or may not be formally determined to be permitted development in this instance, and I have therefore considered the proposal as submitted to the Council.
11. Concluding on this issue, the appeal proposal would be an incongruous form of development that would jar with the adjoining properties and be at odds with the street scene. Consequently, the proposal conflicts with Policy SP1 of the CS, Policy EN1 of the ADMP and the CAASPD and the RESPD which require, amongst other things, all new development to be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.

Conclusions

12. For the reasons given above the appeal is dismissed.

Neil Smith

INSPECTOR

From: DD - Community <community@gatwickairport.com>

Sent: 29 November 2019 15:21

Subject: Invitation to Discover Gatwick

The 2019/20 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, is continuing into the New Year.

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:

Thursday 16th January

Thursday 13th February

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.

We would be grateful if you would register your interest by emailing community@gatwickairport.com stating which date you would prefer. These events are proving very popular and we may therefore need to restrict the number of attendees from any one group.

Please note that in order to participate in the event, you will need to hold photographic ID, i.e. passport or photo card driving licence.

We would advise that a certain amount of walking involved in the tour and you may also be required to use stairs.

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

Regards

Wendy

Wendy Crowhurst

Community Engagement Assistant

7th Floor, Destinations Place

Phone: 07710 862694

Email: wendy.crowhurst@gatwickairport.com



Stay updated, sign up to receive Gatwick Airport's regular digital newsletter
www.gatwickairport.com/communitynewsletter

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Planning Applications Considered

Applications considered on 2-12-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02915/HOUSE	Holly Pockett 02-12-2019	Cllr Eyre	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr K Robinson		6A White Hart Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/19	
Construct detached garage and convert existing garage to study bedroom with new bay window and utility area with new access door.				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03040/HOUSE	Rebecca Fellows 02-12-2019	Cllr Eyre	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs F Healey	Daytor	87 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/19	
Removal of current greenhouse and replacement with new garden outbuilding.				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-12-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02993/HOUSE	R Fellows 04-12-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs McKenna		Parkstone	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/19
Demolish chimney 1s stack and tile over the roof. Replace chimney 2. 19/02993/HOUSE - Amended plan. Amended proposal description: Rebuilding of damaged chimney and demolition of damaged chimney.				
<i>Comment</i>				
CHAIRMAN'S ACTION: Sevenoaks Town Council recommended refusal as the proposed changes detract from the building and the surrounding street scene.				

Planning Applications Considered

Applications considered on 9-12-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03221/FUL	Mark Mirams 16-12-2019	Cllr Piper	Mr Whitlock 01892 53445
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/19
44 additional car parking spaces including works to the external landscape. Also, an additional bin and cycle store and 2 number charging points. (sic)				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended refusal, on the following grounds:

- The site is situated in Metropolitan Green Belt, however, the application does not include the required evidence or justification for consideration under Exceptional Circumstances.
- The proposal is for 44 new car parking spaces. However, Sevenoaks Town Council is not aware of any planned pupil expansion and therefore assumes that the additional spaces are for the school's commercial activities, rather than pupil-related usage.

INFORMATIVE: If the District Council is minded to approve the application, Sevenoaks Town Council would recommend the use of grasscrete, as used at Sevenoaks Rugby Club.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03237/ADV	S Simmons 16-12-2019	Cllr Michaelides	Miss Long 01923 811999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Weller		Pizza Express	146-148 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/19
2 sets of internally illuminated fascia text reading Pizzeria and address, 1 set internally illuminated hanging roundel, 1 internally illuminated projection sign.				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval, subject to the illumination being limited to opening hours only.

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Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2019

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02633/FUL	Emma Gore 17-12-2019	Cllr Bonin	Mr Blunt 01233 713870
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Macdonald				
3 Clarendon Road				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
27/11/19				
Proposed replacement detached dwelling, store, retaining wall and widening existing access.				
19/02633/FUL - Amended plan				
Amended materiality.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXS1LJBKKT000			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02805/LBCALT	Emma Gore 29-12-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr D Shah				
43-45 High Street				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
09/12/19				
Conversion of existing redundant commercial building to provide 6 self-contained flats.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYSK3GBK0LO00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02971/FUL	Mark Mirams 27-12-2019	Cllr Waite	Ms J Andrews 456888
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Brentfield Homes Ltd				
Summerhill				
Seal Hollow Road				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
05/12/19				
Demolition of existing garage and erection of two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR.				
19/02971/FUL - Amended plan				
Revised Tree Protection Plan/Revised Garage Site Plan and email response from applicants to address concerns raised about the existing protected tree.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZS9LKBKGGR00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03127/HOUSE	S Simmons 29-12-2019	Cllr Morris Brown	Mr D Dennis 240140

Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2019

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cornwell		14 Bethel Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			09/12/19
Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration.			
19/03127/HOUSE Amended plan			
Window design amended on front elevation of dwelling.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0K4CWBKHV100		

5	Plan Number	Planning officer	Town Councillor	Agent
	19/03151/FUL	Rebecca Fellows 24-12-2019	Cllr Clayton	Mr Thompson 01689 836334
Case Officer				
Applicant		House Name	Road	Locality
Mr D Dennis		Alices Tea Shop	114 St Johns Hill	Eastern
Town		County	Post Code	Application date
				05/12/19
Change of use from A1 (retail) to B1 (office) and associated works including replacement signage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0TDPFBKIAD00			

6	Plan Number	Planning officer	Town Councillor	Agent
	19/03252/HOUSE	S Simmons 18-12-2019	Cllr Parry	Mr Edwards 366223
Case Officer				
Applicant		House Name	Road	Locality
Mr Walsh			83A Oakhill Road	Kippington
Town		County	Post Code	Application date
				28/11/19
Single storey extension with rooflights to the south west elevation, double storey extension to the north west elevation, new dormer window to the south east elevation and alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1B4V8BKJCL00			

7	Plan Number	Planning officer	Town Councillor	Agent
	19/03261/HOUSE	S Simmons 20-12-2019	Cllr Granville-Baxter	Mr B Best 455029
Case Officer				
Applicant		House Name	Road	Locality
Mr A Gilmour			4 Grove Road	Northern
Town		County	Post Code	Application date
				02/12/19
Single storey side and rear extensions.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1DCVSBK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2019

8	<i>Plan Number</i> 19/03267/HOUSE	<i>Planning officer</i> S Simmons 24-12-2019	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Mr Knight 02084 645147
<i>Case Officer</i>				
<i>Applicant</i> Elliot Larkin Surveyors		<i>House Name</i>	<i>Road</i> 7 Downsview Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/12/19
Demolition of existing garage and erection of a double storey side and ground floor rear extension, alterations to front fenestration to include new roof to porch and rear dormer extension with front roof lights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1DR1SBKJKE00			

9	<i>Plan Number</i> 19/03288/HOUSE	<i>Planning officer</i> S Simmons 19-12-2019	<i>Town Councillor</i> Cllr Waite	<i>Agent</i> Offset Architects 753333
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Lansdale		<i>House Name</i>	<i>Road</i> 61 Bayham Road	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 02/12/19
Demolition of existing conservatory and construction of replacement single storey orangery.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1JB17BKJRR00			

10	<i>Plan Number</i> 19/03290/HOUSE	<i>Planning officer</i> Alexis Stanyer 28-12-2019	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Offset Architects 753333
<i>Case Officer</i>				
<i>Applicant</i> Mrs O Stead		<i>House Name</i>	<i>Road</i> 42 The Rise	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 06/12/19
Demolition of existing conservatory, single garage & summerhouse and construction of a linked single garage to side, part two/part single storey extension to rear and raising the roof to incorporate a second floor accommodation. Alteration to fenestration and construction of a Pool House and swimming pool and associated landscaping works.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1JB1JBKJRV00			

11	<i>Plan Number</i> 19/03294/HOUSE	<i>Planning officer</i> Alexis Stanyer 19-12-2019	<i>Town Councillor</i> Cllr Raikes	<i>Agent</i> Mr Hudson 01892 673158
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Deakins		<i>House Name</i>	<i>Road</i> 2 St Georges Road	<i>Locality</i> St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/11/19
Erection of a single storey rear extension at lower ground floor level, an extension to the rear terrace with a canopy over part of the terrace and associated external landscaping.				

Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2019

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1JB25BKJS300
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12	Plan Number	Planning officer	Town Councillor	Agent
	19/03299/HOUSE	Rebecca Fellows 24-12-2019	Cllr Bonin	Mr Langer 01892 524555
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
Town		County	Post Code	Application date
				04/12/19
Demolition of existing single storey extension and erection of a two storey extension. New single storey side extension. Internal and external alterations. Associated landscape works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1L5OIBKJVP00			

13	Plan Number	Planning officer	Town Councillor	Agent
	19/03300/LBCALT	Rebecca Fellows 24-12-2019	Cllr Bonin	Mr Langer 01892 524555
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
Town		County	Post Code	Application date
				04/12/19
Demolition of existing single storey extension and erection of a two storey extension. New single storey side extension. Internal and external alterations. Associated landscape works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1L5OTBKJVQ00			

14	Plan Number	Planning officer	Town Councillor	Agent
	19/03323/MMA	Alexis Stanyer 27-12-2019	Cllr Shea	Mr Gay 07748 778563
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Garner			46 Robyns Way	Northern
Town		County	Post Code	Application date
				05/12/19
Amendment to 18/02260/HOUSE.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1N0EHBKJZJ00			

15	Plan Number	Planning officer	Town Councillor	Agent
	19/03332/HOUSE	S Simmons 02-01-2020	Cllr Camp	Mr A Boakes 356972
Case Officer				
Applicant		House Name	Road	Locality
Mrs P Hall			56 St Johns Road	St Johns
Town		County	Post Code	Application date
				10/12/19
Creation of parking area with retaining wall and steps.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1OH59BK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2019