



4<sup>th</sup> February 2025



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 10<sup>th</sup> February 2025**.

**Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.**

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/HZsptcrLUu4> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](https://sevenoakstown.gov.uk) or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

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

**Town Clerk**

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

**Committee Members – Quorum minimum of six members**

Cllr Ancrum – Mayor  
Cllr Camp – **Chair**  
Cllr Dr Canet  
Cllr Clayton  
Cllr Daniell – Deputy Leader  
Cllr Dr Dixon  
Cllr Granville  
Cllr Gustard

Cllr Layne  
Cllr Michaelides  
Cllr O'Hara  
Cllr Shea  
Cllr Skinner OBE – **Vice Chair**  
Cllr Varley  
Cllr Willis  
Cllr Wightman – **Leader**

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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



**Town Clerk**

## PUBLIC QUESTION TIME

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

## **AGENDA**

- 1 APOLOGIES FOR ABSENCE  
To receive and note apologies for absence.
- 2 REQUESTS FOR DISPENSATIONS  
To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).
- 3 DECLARATIONS OF INTEREST  
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.
- 4 MINUTES (Pages 5-16)  
To receive and agree the Minutes from the Planning & Environment Committee Meeting held on 27<sup>th</sup> January 2025.
- 5 RECOMMENDATIONS FROM THE STNP / MASTERPLAN WORKING GROUP  
To receive and consider any recommendations arising from the STNP / Masterplan Working Group meeting, which preceded the 10<sup>th</sup> February Committee meeting.
- 6 APPEALS (Pages 17-25)
  - a) To receive notice that the following appeal has been ALLOWED and temporary planning permission Granted by the Planning Inspector on 30<sup>th</sup> January 2025. (Pages 17-23)
    - **APP/G2245/W/24/3345734: 24/00068/FUL – The Old Meeting House, St Johns Road: Change of use to a place of worship. Works to fenestration.**
  - b) To note that the temporary planning permission will last for 30 months from the date of the permission, and is dependent on a Travel Plan, Noise Management Plan and any external lighting details having been submitted, approved, and implemented prior to the commencement of use.
  - b) To note that a separate appeal for an award of costs has been Refused. (Pages 24-25)

- 7     SEVENOAKS TOWN COUNCIL'S RESPONSE TO DISTRICT COUNCIL "BIG WASTE CONVERSATION" SURVEY (Page 27)  
To receive and note copy of Sevenoaks Town Council's response to the District Council's "Big Waste Conversation" survey, as approved by the Planning & Environment Committee on 13th January 2025 and submitted on 23rd January 2025.
  
- 8     STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS (Pages 29-31)  
To receive notice and plans of a new address which has been created following the split of 113 Bradbourne Vale Road into three properties. While the former 113A Bradbourne Vale Road, TN13 3DJ, which is accessed via Robyns Way, has been amended to The Olives, Robyns Way, Sevenoaks, TN13 3DY, both 113B and 113C Bradbourne Vale Road, TN13 3DJ have remained the same.
  
- 9     ROAD CLOSURES (Page 33)  
To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes.
  
- 10    DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 35-36)  
To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council, between the two weeks ending 3<sup>rd</sup> February 2025.
  
- 11    PLANNING APPLICATIONS (Pages 37-41)  
a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.  
  
**Members of the public wishing to speak and address the Planning & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).**  
  
b) The meeting will be reconvened to consider planning applications received during the two weeks ending 3<sup>rd</sup> February 2025.
  
- 12    PRESS RELEASES  
To consider any item in this report that would be appropriate for a press release.

[Page deliberately left blank]

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 27<sup>th</sup> January 2025 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

[https://youtube.com/live/5KbDXPleO\\_M](https://youtube.com/live/5KbDXPleO_M)

**Present:**

**Committee Members**

Quorum minimum of six members

Cllr Ancrum – Mayor	<b>Present</b>	Cllr Layne	<b>Apologies</b>
Cllr Camp – <b>Chair</b>	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Dr Canet	<b>Present</b>	Cllr O’Hara	<b>Apologies</b>
Cllr Clayton	<b>Present</b>	Cllr Shea	<b>Apologies</b>
Cllr Daniell – Deputy Leader	<b>Present</b>	Cllr Skinner OBE – Vice Chair	<b>Present</b>
Cllr Dr Dixon	<b>Present</b>	Cllr Varley	<b>Apologies</b>
Cllr Granville	<b>Remote Attendance*</b>	Cllr Willis	<b>Present</b>
Cllr Gustard	<b>Present</b>	Cllr Wightman – Leader	<b>Apologies</b>

**Also in attendance:**

Town Clerk

Planning Committee Clerk

\*Members attending via Zoom took part in discussions but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

**PUBLIC QUESTION TIME**

Representation from former Town Ward Councillor, Keith Bonin, was read aloud by the Chair, requesting that the Planning & Environment Committee consider the following name recommendations under [Agenda Item 5] – Site of 136 High Street: Invitation to submit name recommendations for the three apartment blocks:

- Dame Peggy Fenner
- Dorothy Parrott
- Bob Ogley

The Committee agreed to add Dame Peggy Fenner and Dorothy Parrott to the list of names to be considered under [Agenda Item 5], however were prevented from being able to add Bob Ogley due to Sevenoaks District Council’s 2021 Street Naming and Property Numbering Policy prohibiting the naming of a building or road after a living person.

**528 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**529 DECLARATIONS OF INTEREST**

None.

**530 MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 13<sup>th</sup> January 2025.

It was **RESOLVED** that the minutes be approved.

b) The Committee received and noted the MINUTES of the Movement & Net Zero Working Group Meeting held 13<sup>th</sup> January 2025.

531 SITE OF 136 HIGH STREET: INVITATION TO SUBMIT NAME RECOMMENDATIONS TO THE THREE APARTMENT BLOCKS

a) Councillors received reminder that the Town Council had been invited by Purelake New Homes Ltd to submit name recommendations for the three apartment blocks currently being built at 136 High Street.

b) An updated report including collated name suggestions received from Councillors, as well as Purelake New Homes Ltd's initial response to these was received and discussed. It was noted that Emily Jackson and Beatriz Wilson were unlikely to be accepted as name suggestions due to already being attributed to buildings in Sevenoaks, and these names were therefore being eliminated.

c) Councillors expressed enthusiasm over the idea of the blocks being named after prominent or influential women that have either lived or worked in Sevenoaks. It was further hoped that, should this theme be adopted, a plaque and brief description could be delivered at a later date to provide background history on these influential women of Sevenoaks.

d) The following name proposals were discussed, and it was **RESOLVED** that these be submitted to Purelake New Homes Ltd for their consideration:

- Jane Austen
- Lilian Gilchrist Thompson
- Mrs McAulay
- Miss Bennitt
- Tam Hunter
- Dame Peggy Fenner
- Dorothy Parrott

532 HIGHWAY IMPROVEMENT PLAN REORGANISATION OF PRIORITIES (Pages )

a) The Committee received recommendation from the Movement & Net Zero Working Group for a revised organisation of the Town Council's Highway Improvement Plan (HIP) priorities.

b) Cllr Clayton reported that he had been liaising with fellow District Councillors with regards to [HIP Item 6] safe crossing points into Trinity School. He further clarified that, although the crossing point is on the Town Council's HIP, its provision was conditioned on the school's expansion and should therefore be funded by Kent County Council.

c) It was **RESOLVED** that the revised organisation be adopted.

533 TOWN CENTRE AND ST JOHN'S AREA MASTERPLANS UPDATE

a) Councillors received and noted the following timetable of public proposed consultation events for the Town Council's Town Centre and St John's Area draft Masterplans.

Timeline	Activity
<b>First week of February 2025</b>	Draft consultation material to be received and circulated to Councillors – including posters, information boards and questionnaire
<b>First week of March 2025</b>	Launch of public consultation, with information boards at key locations
<b>17<sup>th</sup> March 2025</b>	Information stand at the Annual Town Public Meeting
<b>End of March 2025</b>	Close of consultation

b) It was noted that the contents and therefore delivery timetables, particularly for the Town Centre Masterplan, could be significantly impacted should Kent County Council application for the Government's Devolution Priority Programme be successful.

c) It was **RESOLVED** that the proposed timetable be approved, with note that this could be subject to delays following publication of the Government's decision on 31<sup>st</sup> January 2025.

534 SEVENOAKS DISTRICT COUNCIL EMERGING LOCAL PLAN 2040 UPDATE

a) The Committee received notice that the Government deadline for Local Planning Authorities to publish their updated Local Plan delivery timetables (Local Development Scheme) is 6<sup>th</sup> March 2025.

b) It was noted that the District Council's Planning Policy Team Leader had confirmed progress on this document to be underway, with predicted adoption by Cabinet on 13<sup>th</sup> February 2025.

535 SPEED SURVEYS TO BE COMPLETED ON 20MPH ROADS

Councillors received notice of intention from Kent County Council for the following new 20mph roads to receive a speed survey:

- 2 sites on Seal Hollow Road, where 20mph gateways are now provided,
- Pembroke Road, within the 20mph,
- Dartford Road, near The Vines,
- Robyns Way,
- Lambarde Road

b) It was further noted that the Planning Committee Clerk had further requested Betenson Avenue be reviewed, following negative feedback from a resident, and that Cllr Shea had also requested the following sections of road in order to understand what impact the fluctuating speed limits may be having on speeding:

- London Road, south of junction with St Botolphs Avenue
- St John's Hill, in vicinity of St John the Baptist church

- Mount Harry Road

c) Councillors considered that, as the main objective for the new 20mph roads is to improve student safety, the Town Council should also request the following roads as they approach the schools:

- Hillingdon Avenue approach to Trinity School
- Granville Road approach to St Thomas

d) It was **RESOLVED** that the Town Council request that the above two school approach routes be added to the list of roads to receive a speed survey, with priority to be given to these over the Town Council's other suggestions should there be a limit.

536 STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS

It was noted that the postcode for the new address of Aashirvaad, Granville Road – previously reported to the Committee on 13<sup>th</sup> January 2024 as TN13 1HB – had been altered to TN13 1DZ.

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

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee, received during the six weeks ending 20<sup>th</sup> January 2025.

538 PLANNING APPLICATIONS

a) The Committee received and noted comments made on applications considered under Chair's Action, submitted to Sevenoaks District Council due to the Christmas Closure period.

b) No members of the public registered to speak on individual applications.

c) The Committee considered planning applications received during the two and a half weeks ending 20<sup>th</sup> January 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

539 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued detailing the Town Council having recommended that the three apart apartment buildings at site of 136 High Street be named after prominent women who have worked and lived in Sevenoaks.

There being no further business the Chair closed the meeting at 8:09pm.

Signed .....  
Chair

Dated .....



# Planning Applications Considered

Applications considered on 27-1-25

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>24/01617/MMA</b>	Christopher Park 05/02/2025	Cllr Gustard	Planning & Design Group
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/25
<b>24/01617/MMA - REVALIDATED plan</b>				
<b>Amendment to 21/02691/FUL.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Revised drawings received.</b>				

## Comment

Sevenoaks Town Council recommended approval subject to:

- The Planning Officer being satisfied there is no loss of amenity to neighbours
- A noise impact assessment for the Air Source Heat Pump and ADC unit being submitted, as per the Environmental Health Officer's recommendation
- A condition that no access should be permitted to the roof of the orangery.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>24/02475/FUL</b>	Stephanie Payne 10/02/2025	Cllr Granville	Bankhead + Partners
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Scicluna		Rear of	29 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/25
<b>Change of Use from Class E(g)(i) to Class C3 of a rear Ground floor unit, with associated window and doorways reinstated.</b>				

## Comment

**Proposed from the Chair with Cllr Granville's remote attendance:**

Sevenoaks Town Council recommended approval of the change of use, provided that the Planning Officer is content with the abrupt interface between external passageway and living room, and that the Conservation Officer is content with the materials and treatment.

# Planning Applications Considered

Applications considered on 27-1-25

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>24/02725/HOUSE</b>	Abbey Aslett 28/01/2025	Cllr Granville	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Knight			27 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/25

## 24/02725/HOUSE - Amended plan

**Proposed air source heat pump units.**

**A summary of the main changes are set out below:**

**New noise assessment provided.**

### *Comment*

**Proposed from the Chair with Cllr Granville's remote attendance:**

**Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied by the noise assessment report, and that recommendations in the noise assessment are implemented.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>24/02875/MMA</b>	Christopher Park 29/01/2025	Cllr Camp (as Chair)	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Arnold Kirkland Properties Ltd		Lantau	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/25

## 24/02875/MMA - Amended plan

**Amendment to 23/03188/HOUSE to Revised driveway layout. Alteration to access gate with internal wall. Internal, material and facades alterations. Alteration to fenestrations.**

**A summary of the main changes are set out below:**

**Proposed plans have been provided for the front boundary wall.**

### *Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the changes and materials, and with the new information on the front boundary wall.**

# Planning Applications Considered

Applications considered on 27-1-25

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02991/CONVAR	Anna Horn 04/02/2025	Cllr Clayton	Cross Town Planning
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr A Birkett	Lyndhurst Cottage	Holly Bush Lane	Eastern	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			14/01/25	

## 24/02991/CONVAR - Amended plan

**Variation of conditions 1, 4 and 5 of 24/01887/MMA (Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling) with amendment to replace entrance gates to front elevation, installation of root barriers and obscure glazing amendment.**

**A summary of the main changes are set out below:**

**The applicant has provided further information regarding the root barrier in response to the comments from the Tree Officer.**

### Comment

**Sevenoaks Town Council reiterated its earlier objections as follows, with an additional informative that the Town Council considers that the degree of tree loss in this development has clearly damaged the Conservation Area, and the Town Council strongly opposes any further actions which would endanger or remove trees in and around the site.**

**(1) Sevenoaks Town Council recommended refusal of the application for a root barrier along the boundary with The Coach House because it would endanger the remaining mature trees along this boundary (a mix of apple and hawthorn, and a larger tree near Hollybush Lane) which contribute to the Conservation Area, and provide some necessary screening to the swimming pool of The Coach House.**

**(2) Sevenoaks Town Council recommended refusal of the application to withdraw conditions for obscure glazing, as the applicant has chosen to remove screening trees protecting the rear of The Coach House and shrubs protecting the living room of no 7a from overlooking which were part of the original permission**

**(3) Sevenoaks Town Council recommended refusal of the proposed changes to the entrance unless Kent Highways are satisfied that there is sufficient vision splay for this entrance between high walls, opposite a busy school entrance.**

**(4) Sevenoaks Town Council recommended refusal of the removal of trees between Copper Box and The Coach House, as shown in the new plan.**

### Informative:

**The Town Council is concerned that almost all mature trees have been removed from the site, which is in conflict with the Conservation Area Management Plan, that the bricks used for the house are very much out of keeping with Conservation Area materials, and that the garage has not been built in the position shown by the planning application, and obscures more light from the Coach House side window than expected. The Town Council requested that this be investigated by the planning enforcement team.**

# Planning Applications Considered

Applications considered on 27-1-25

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03086/HOUSE	Christopher Park 05/02/2025	Cllr Camp	Westleigh Design
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr Z Hou			6 Woodside Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				15/01/25
<b>Proposed Single Storey Side Extension, Attached Garage (Flank Elevation), Open Front Porch, Front and Rear Gable Roof Alterations, Rooms in the Roof incorporating Side Dormer and Rooflights</b>				

## Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours either side from the new windows – particularly the velux windows, and provided the Planning Officer is satisfied with the changes from the previously approved scheme.

<b>7</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03149/HOUSE	Christopher Park 30/01/2025	Cllr Daniell	N/A
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr A McClinton		Ashgrove Farm House	Ashgrove Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				09/01/25
<b>Installation of solar panels in roof.</b>				

## Comment

Sevenoaks Town Council recommended approval.

<b>8</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03208/FUL	Stephanie Payne 04/02/2025	Cllr Dr Dixon	Robinson Escott Planning
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
S Beale			9A Mount Harry Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				14/01/25
<b>Sub-division of plot and construction of new dwelling with associated parking and landscaping.</b>				

## Comment

Sevenoaks Town Council recommended approval, provided a condition be set for the new and existing fencing to be made permeable to hedgehogs and other wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1.

# Planning Applications Considered

Applications considered on 27-1-25

<b>9</b>	<b>Plan Number</b> 24/03295/HOUSE	<b>Planning officer</b> Summer Aucoin 31/01/2025	<b>Town Councillor</b> Cllr Michaelides	<b>Agent</b> Sharpe Architecture
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr C Stone			27 Knole Way	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				10/01/25
<b>Removal of conservatory, cladding existing house, construction of new rear extension, new dormers, extended terrace, solar panels and Air Source Heat Pump.</b>				

## Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the designs and materials and that the Arboricultural Officer is satisfied that there will not be an adverse impact on the trees with Tree Protection Orders.

<b>10</b>	<b>Plan Number</b> 24/03322/FUL	<b>Planning officer</b> Anna Horn 10/02/2025	<b>Town Councillor</b> Cllr Ancrum	<b>Agent</b> Frankham Consultancy
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Kent Community Health NHS F		Outpatients Department, Seven	Hospital Road	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				20/01/25
<b>New double glazed aluminium double glazed windows with white frames and new spandrel panels where currently full height (to match existing spandrels) to replace existing single glazed metal and double glazed uPVC and aluminium windows. New aluminium external doors to replace existing timber and aluminium doors at rear. Replacement spandrel panels where these are currently timber and external Wall Insulation with a dark grey aluminium pressing finish.</b>				

## Comment

Sevenoaks Town Council recommended approval of the application, subject to the Planning Officer being satisfied with the design and materials being used for the refurbishment.

# Planning Applications Considered

Applications considered on 27-1-25

<b>11</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03358/HOUSE	Christopher Park 10/02/2025	Cllr Dr Dixon	WA Architects
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mrs W Wyss			57A Bradbourne Park Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				20/01/25

## 24/03358/HOUSE - Amended plan

Conversion of existing garage to form new living space incorporating new folding sliding doors in place of garage door. Removal of hedge for new retaining wall and closed boarded boundary fence.

A summary of the main changes are set out below:

Existing drawings have been made publicly available.

### Comment

Sevenoaks Town Council recommended approval, provided:

- There is significant replacement of trees or other suitable planting in other areas of the gardens of Number 57A, in line with Policy L4 of the Sevenoaks Town Neighbourhood Plan
- The Planning Officer is satisfied that there adequate sightlines.

### Informative:

In addition, the Town Council recommended that the fence be made permeable to wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1, and that damage to the public verge by virtue of root incursion and overshadowing by the now-felled line of conifers should also be repaired so that it is restored as a grassed amenity.

<b>12</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03399/HOUSE	Abbey Aslett 29/01/2025	Cllr Skinner	Offset Architects
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs May		Meadowfield	60 Hitchen Hatch Lane	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				08/01/25

Widen existing vehicular access and erect new entrance gates and pillars.

### Comment

Sevenoaks Town Council recommended approval.

### Informative:

The Town Council noted that there is an error in the application, as it incorrectly states that work has not yet started on the project.

<b>13</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03400/FUL	Samantha Yates 03/02/2025	Cllr Skinner	MSD ARCHITECTS
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr D Thompson			75 Bradbourne Park Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				13/01/25

Conversion of existing house into two dwellings, including single storey rear extension.

### Comment

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 27-1-25

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03414/HOUSE	Summer Aucoin 07/02/2025	Cllr Willis	JRD Kent
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs French			16 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/25
<b>Demolition of the existing rear and attached garage, replaced by a new single-storey rear and side extension with associated hard and soft landscaping. New garden store. Alteration to fenestration.</b>				

## Comment

Sevenoaks Town Council recommended approval, providing both the Planning Officer and Conservation Officer are satisfied with the building materials.

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03423/CONVAR	Abbey Aslett 28/01/2025	Cllr Clayton	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Baker		Alice's Tea Shop	114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/25
<b>Variation of condition 4 of 19/03151/FUL to Change of use from A1 (retail) to B1 (office) and associated works including replacement signage with amendment to alter operating hours from 9am-5pm Monday to Friday only.</b>				

## Comment

Sevenoaks Town Council recommended that some time restrictions on the Class E Use should apply due to the residential properties above and around this site, however considered the current restrictions to be unreasonably strict. The Town Council therefore recommended that the time limit on hours of use be amended to be consistent with other surrounding local business premises.

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03434/HOUSE	Summer Aucoin 07/02/2025	Cllr Willis	JRD Kent
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs French			16 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/25
<b>Remove a section of the front boundary wall &amp;, lower a section of the front garden. New vehicle access, driveway and new steps. Block up the existing vehicle gate on Gordon Road and replace with new pedestrian gate.</b>				

## Comment

Sevenoaks Town Council recommended approval, providing both the Planning Officer and Conservation Officer are satisfied with the building materials.

# Planning Applications Considered

Applications considered on 27-1-25

<b>17</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>25/00053/HOUSE</b>	Abbey Aslett 10/01/2025	Cllr Skinner	Offset Architects
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs May		Meadowfield	60 Hitchen Hatch Lane	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				20/01/25
<b>New 1.8m close boarded fence to boundary.</b>				

## Comment

**Sevenoaks Town Council recommended approval subject to:**

- The Arboricultural Officer for the District Council being content that there would be no adverse effect to the overall provision of trees and hedges,
- Provision being made for the passage of wildlife through the fence,
- Confirmation that the sightlines for drivers entering and leaving Hitchen Hatch Lane into Woodside Road remain safe,
- And that any trees damaged during development be replaced like for like, as per Policy L4 of the Sevenoaks Town Neighbourhood Plan.





---

## Appeal Decision

Site visit made on 8 January 2025

**by Stewart Glassar BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 31 January 2025**

---

**Appeal Ref: APP/G2245/W/24/3345734**

**The Old Meeting House, St. Johns Road, Sevenoaks, Kent TN13 3LR**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Dr. Ejaz Ansari (Sevenoaks Masjid Centre) against the decision of Sevenoaks District Council.
  - The application Ref is 23/00068/FUL.
  - The development proposed is change of use to a place of worship.
- 

### Decision

1. The appeal is allowed and temporary planning permission is granted for a change of use to a place of worship at The Old Meeting House, St. Johns Road, Sevenoaks, Kent TN13 3LR in accordance with the terms of the application, Ref 23/00068/FUL, subject to the conditions in the attached schedule.

### Application for costs

2. A separate application for costs was made by Dr. Ejaz Ansari (Sevenoaks Masjid Centre) against Sevenoaks District Council. That application is the subject of a separate decision.

### Main Issues

3. The main issues are the effect of the proposed development on a) the living conditions of neighbours, with particular regard to noise and activity; and b) highway safety.

### Reasons

4. St. John's Road is largely residential in character. The southern end of the road, where the appeal site is located, is less residential in character as it includes a Church opposite the appeal site as well as childcare/early education premises nearby and to the rear, in Bradbourne Road. There is also a local parade of shops on Dartford Road. Notwithstanding this, the appeal site does have residential properties adjacent and in relatively close proximity to it.
5. The appeal building is currently vacant but both main parties acknowledge it has an extant permission for an office use. This would fall within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) which allows for the building to be used for a range of commercial, business and service uses. The appeal building therefore adds to the mix of uses in the area.

### Living Conditions

6. The proposal would result in the building being used seven days a week, as opposed to the currently permitted five. The operating times would also be expanded from 0830 – 1800 hours to 0700 – 2300 hours with the proviso that between February and September, an even earlier start time of 0430 hours would be required.
7. Attendance at these earlier times is not anticipated to be high, with the highest attendance of the week being at Friday lunchtime (1200 – 1400 hours). A series of sound insulation measures is proposed to the building and there would not be the use of amplified music. The technical information submitted in support of the scheme indicates that there would not be harmful noise arising from the activities inside the building. The measures which are proposed could be covered by planning conditions to ensure compliance.
8. However, it is not clear why the assessment is based on only the neighbours' windows being open. It is not unreasonable to assume that during the summer or periods of hot weather, both buildings could have windows open at the same time. Although the appellant says that the Council has not demonstrated that this would necessarily be problematic, it is a reasonable question to ask and one that neither the noise assessment nor appeal statement directly answer. A condition requiring windows to be kept closed would rely on the premises being proactively managed.
9. In addition to noise from inside the building, there would be activity outside of it. There will be comings and goings with potential associated disturbance from car doors, engines being started and conversation between those entering/exiting the building. These are potential consequences of the use and which planning conditions could only indirectly address such as by restricting the number of attendees and requiring proactive site management.
10. During the day and early evening these are unlikely to be problematic given the character of the area and the general levels of background noise and activity. However, there would be a concern later on at night or very early in the morning, when other nearby non-residential uses in the vicinity would not generally be open/operating, as nearby residents have a reasonable expectation of a quiet, undisturbed environment. Any occurrences of noise or activity do not therefore need to be excessively loud or prolonged for them to disturb the living conditions of nearby occupiers.

### Highway Safety

11. The appeal site has some on-site parking, but it is accepted by all parties that there will be overspill parking on the adjacent roads. As I saw on my site visit, St John's Road is not overly wide and cars park on both sides of the road.
12. The parking survey conducted by the appellant was over two days and at times of the day which accord with the widely adopted 'Lambeth' approach for such assessments. It identified that there was sufficient on-street parking to accommodate the overspill without leading to parking stress. The fact that the survey was not over the requested seven days does not diminish the information that was obtained.

13. A survey undertaken by the Parish Council suggests that there is less on-street parking available than the appellant indicates. Whilst the appellant notes that the Parish Council's survey was not conducted as per the 'Lambeth' methodology, it nevertheless provides a useful snapshot, as did my own site visit on a weekday morning.
14. Based on what I have read and what I saw, I have no doubt that at certain times of the day and on certain days of the week, travelling along the road or finding a convenient parking space can be challenging. The proposal is therefore likely to make this process harder, albeit the uplift in demand should be seen in the context of there being an extant use on the site which could already generate traffic/overspill parking from the appeal site.
15. However, there is no suggestion that the proposal would lead to unacceptable parking stress. Importantly, the Highway Authority has not indicated that the predicted on-street parking demand, even on a Friday lunchtime when there would be the greatest demand for spaces, would have an adverse effect on highway safety.
16. The Highway Authority is basing its conclusions on the submitted details and anticipated levels of attendance at the appeal building. As there is currently no comparable alternative to the proposal, once the use becomes better established the Highway Authority is concerned that attendance could increase, rendering the predicated demand out of date, which in turn could have implications for any Travel Plan.
17. Whilst the absence of TRICS data on such uses may indicate that they are not generally problematic, the particular circumstances around this site, such as the nature of the road and limited information on attendance levels, lead me to favour a more precautionary approach, in line with the Highway Authority. I also cannot ignore the experiences and difficulties of local residents and their concerns regarding current parking pressures and how additional traffic could affect them both in terms of highway safety and their environment more generally.
18. The Highway Authority has not raised concerns with regard to the limited visibility when exiting the site. I saw and experienced the existing situation on my site visit. It seems to me that anyone exiting the site by car would necessarily have to adopt a cautious approach. I am also mindful that the extant permission would have enabled unrestricted use of the access during normal business hours. The additional use of the car park above those times is generally likely to be when the roads and footpaths are less busy. As such, any increased use of the access is unlikely to be materially harmful in terms of pedestrian or wider highway safety.

### Findings

19. With regard to living conditions and highway safety, I find that there are some aspects of the proposal which at this stage are difficult to predict with reasonable certainty. Placing restrictions on the number of attendees at certain times of the day may help to reduce the likelihood of neighbours being disturbed or highway safety being compromised.
20. Conditions to this effect would be difficult but not impossible to enforce. However, if the use becomes more established then the number of people wishing to attend

the venue increases and the predicted attendance levels could quickly become out of date.

21. Even if the appellant were able to turn people away once the prescribed number of attendees were in the building, this could have consequences in terms of traffic generation, noise and disturbance, particularly early in the morning or late at night. The extent to which such situations might arise and how they would be managed are not entirely predictable.
22. Therefore, whilst I am unable to conclude that the proposed use would demonstrably cause additional noise and disturbance or highway safety concerns, I recognise the potential for this to occur.
23. The Planning Practice Guidance does allow, in circumstances where the effect of a use is not entirely straightforward to predict, for a temporary permission to be conditioned to allow the use to be assessed in practice over a period of time. I believe that with the controlling conditions referred to above that this would be a reasonable approach and necessary in this case. It would be fair to the appellant, neighbours and the Council.
24. At the end of the temporary permission, the Council would be able to reconsider the proposal in light of experiences gained in the intervening period. As such, were issues to be highlighted, it remains within the gift of the planning authority to decline a further permission.
25. Accordingly, I find that the development complies with Policies EN2, EN7 T1 and T2 of the Sevenoaks Allocations and Development Management Plan 2015 insofar as these policies aim to protect the living conditions of existing residents, manage and mitigate noise, as well as travel and parking impacts from new developments. This is subject to a condition for a limited trial period.

### **Other Matters**

26. I have been referred to the possible provision of car parking at a nearby Adult Education Centre. It appears that some parking may be available but that would be an informal arrangement between the appellant and the college and not one over which any planning permission might exercise direct control. It is possible that in the future this is something which could be more formally included within a Travel Plan but at this stage it is not something to which I can attribute anything more than a very small amount of positive weight.
27. I have also been referred to an extension at Hope Church. However, that was not a change of use but an extension to an established place of worship. As such, the planning context is not directly comparable to the scheme before me. Furthermore, although that scheme was not required to produce a parking survey, I have no information as to whether surrounding roads at that time displayed a level of parking congestion that warranted such information. As such, it is not a matter which alters my overall findings.
28. I have not had further regard in this decision to concerns over how the Council or its Councillors handled matters as this is an administrative matter to be taken up directly with them. I have focused on the planning merits of the scheme in regard to the main issues of the case.

## Conditions

29. I have sought the comments of the main parties on the conditions and where necessary sought the appellant's written agreement to any pre-commencement conditions.
30. As part of this process the appellant requested that the two hour Friday lunchtime period, when more attendees would be permitted, be moved 30 mins later, to start at 1230 hours and finish at 1430 hours. Whilst this may still be outside of the peak times for the highways, it is nonetheless an evolution of the scheme at a very late stage in the process. Neither the Council, Highway Authority nor local residents have had an opportunity to comment upon this change and therefore in the interests of fairness is not a request to which I can agree. It would be open to the appellant to seek such a request from the Council in the future.
31. In addition to a condition which lists the approved plans and documents, it is reasonable and necessary for the reasons set out above to restrict the permission to a temporary period. There is a need for a condition requiring the sound mitigation measures to be established and implemented. These include more than just the measures outlined in the submitted noise report. These, together with measures required by other conditions, will need to be undertaken prior to commencement; will need to be agreed with the Council; and will take a little while to be completed. Therefore, a temporary permission of 30 months should be sufficient to allow the appellant some time (perhaps six months) to complete all this preparatory work and a period of approximately two years to use the premises. This should allow neighbours and the Council to gain sufficient experience of the use operating at the earlier time of the year as well as during periods of hot weather.
32. In addition, conditions controlling the nature of the use, the hours of operation, the number of people in the building at certain times of the day, the use of amplified music and external lighting would be necessary to ensure the living conditions of neighbours are protected.
33. The provision of a Travel plan, car parking layout and cycle parking facilities will be necessary to help limit the effect of the proposal on the wider area. A Travel Plan was submitted with the planning application, but the Highway Authority sought additional information and so a condition would allow the original document to be updated and considered accordingly.
34. Given that electric vehicle charging points now fall under building regulations, and in the absence of evidence to the contrary, there is not a planning reason to secure such matters through this decision.

## Conclusion

35. Having regard to the development plan and for the reasons given above, I conclude that the appeal should succeed, and temporary permission granted for the use subject to the conditions set out in the schedule of conditions below.

*Stewart Glassar*

INSPECTOR

## Schedule of Conditions

- 1) The building shall be used for, or in connection with public worship or religious instruction (Use Class F1(f)) only and for no other purpose, including any other purpose in Class F1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 2) The use hereby permitted shall be for a limited period of 30 months from the date of this decision. The use hereby permitted shall be discontinued and the building restored to its former condition on or before that date in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.
- 3) The development hereby permitted shall be carried out in accordance with drawing numbers and documents:  

Site Location, Existing & Proposed Block Plans	-	2389 - 01 Rev B
Plans And Elevations as Proposed	-	2389/03 Rev A

Noise Impact Assessment by: MRL Acoustics Ltd  
(Report No. MRL/100/1993.1v1 - June 2023)
- 4) The use hereby permitted shall not commence until a noise management plan has been submitted to, and approved by, the Local Planning Authority in writing. The noise management plan shall include but is not limited to:
  - a) specification of the noise insulation measures to be implemented as outlined in Section 3 of the Noise Impact Assessment by MRL Acoustics Ltd (report No. MRL/100/1933.1v1 - dated June 2023).
  - b) details of a scheme to manage internal and external noise amongst the building users (for example, public notices, welcome pack for occupants to address noise on approach/when leaving the site).
  - c) details confirming that all windows and doors must remain shut whilst the use of the building is in operation.
  - d) details of proposed sound testing, which shall be commenced within one month of the implementation of the agreed scheme and carried out for a period of not less than six months, and the results of the sound test and noise levels shall be submitted to the Local Planning Authority to ensure the noise levels detailed in the Noise Impact Assessment (NIA) have been achieved, in accordance with BS 8233: 2014 (or later revision). Where noise levels have been exceeded, a scheme to address these exceedances and a timescale for their implementation shall be provided.The approved noise insulation measures shall be fully implemented prior to the first use of the development hereby permitted, and shall be maintained thereafter. The scheme to manage noise amongst building users shall be implemented in line with the details submitted within the noise management plan.
- 5) The use hereby permitted shall not commence until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and



provision for monitoring, review and improvement. Thereafter, the approved Travel Plan shall be fully implemented throughout the life of the development and reviewed annually. The annual review will be submitted to the Local Planning Authority for review and approval in writing.

- 6) The use hereby permitted shall only take place between the following hours: 0700 - 2300 Monday – Sunday, except between 1 February and 30 September (inclusive) when the use may additionally take place between 0430 – 0700 hours Monday – Sunday.
- 7) The building shall not be used or occupied by more than 5 persons before 0700 hours and shall not be occupied by more than 25 persons at any other time, except between 1200 - 1400 hours on Fridays where no more than 70 persons shall occupy the building. A register shall be maintained of the number of persons present in the building, which shall be made available to the local planning authority on request. There shall be no congregational worship in external areas of the site.
- 8) No amplified music (recorded or live) or singing shall be played at the premises. No sound-amplifying equipment, loudspeakers or public address system shall be installed or operated externally, outside of the building.
- 9) The car parking bays as shown on approved drawing 2389/03 Rev A shall be provided on site prior to the use of the site commencing and shall be permanently retained thereafter. During the peak operating hours of 1200 – 1400 on Fridays, a parking marshal(s) shall be present on site to manage parking and drop-offs/collection at the premises.
- 10) The cycle parking facilities as shown on approved drawing 2389/03 Rev A shall be provided on site prior to the use of the site commencing and shall be retained thereafter for the duration of the use hereby permitted.
- 11) Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

**END**



---

## Costs Decision

Site visit made on 8 January 2025

**by Stewart Glassar BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 31 January 2025**

---

### **Costs application in relation to Appeal Ref: APP/G2245/W/24/3345734**

#### **The Old Meeting House, St. Johns Road, Sevenoaks, Kent TN13 3LR**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
  - The application is made by Dr. Ejaz Ansari (Sevenoaks Masjid Centre) for a full award of costs against Sevenoaks District Council.
  - The appeal was against the refusal of planning permission for change of use to a place of worship.
- 

### **Decision**

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

### **Reasons**

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. In summary it is the applicant's contention that the Council's reasons for refusal were without foundation and so in effect the decision is considered to have delayed a development which should have been permitted. Consequently, this is an application for a full award of costs.
4. The decision to refuse the planning application was taken by the Council's Planning Committee contrary to the recommendation of its professional officers. The recommendation was for a temporary 18-month period. This was to allow the Council to review the mitigation measures and ensure there were no adverse effects on neighbours or the local road network from the use.
5. It was the right of the Planning Committee to make the decision that it did and refuse the planning application. The reasons for refusal refer to highway safety and the living conditions of neighbours. These were material planning considerations in this case, but the issue is whether the Committee's concerns were of sufficient merit for them to have reasonably refused the scheme.
6. Notwithstanding the mix of uses in the vicinity of the site, the Council's statement raises concerns regarding the use operating at less sociable hours, particularly early morning, and the impact this could have on the neighbouring residents. As can be seen from my substantive decision, I too have some concerns regarding noise and disturbance arising from the proposed use of the building, particularly late at night or early in the morning.



7. Whilst planning conditions could be used to control many of the activities within the building, noise and disturbance associated with people entering or leaving the site are less easy to control. Given that the evidence to support predicted numbers was limited, the scale of any impact was to some extent uncertain. This was an aspect of the scheme where technical evidence was not able to indicate that no harm could arise.
8. Furthermore, the noise assessment that was submitted was predicated in part on the appeal building not having open windows. It is not clear why the assessment adopts this approach. This obviously places a proactive requirement on the management of the building and proactive enforcement if there were complaints. The absence of definitive evidence that windows being open in the appeal building would lead to harmful noise emissions does not detract from it being a legitimate concern.
9. With regard to highway safety, the Highway Authority did not object to the scheme, but approval was only recommended for a temporary period to assess the likely impact on the surrounding area. The representations from local residents clearly demonstrated the current difficulties they face and the concerns that many of them have with the existing levels of traffic and parking. In light of the accounts from local residents and the qualified support from the Highway Authority it was not unreasonable for the Planning Committee to have misgivings about the highway safety implications of the scheme.
10. Given the above uncertainties, it was understandable that the officers were unclear whether the use would pose unacceptable impacts and so a trial run was thought necessary. However, this is a matter of planning judgement. That both myself and the planning officers considered a temporary permission could be an acceptable approach, does not mean that the Committee's concerns were invalid. Nor does it mean that there was insufficient basis to justify a refusal.
11. The concerns raised in the Committee's decision were specific to the scheme being presented, were appropriate given the evidence and cited relevant policies. There is no evidence to suggest that the decision was taken on anything other than planning grounds.
12. Any appeal is based on a difference of opinion and the position taken by the Council on appeal has been made out with sufficient detail and analysis. Accordingly, the decision was not an unreasonable one to make.
13. Consequently, I do not find that the Council prevented or delayed a development that should clearly have been permitted. As such, unreasonable behaviour resulting in unnecessary or wasted expense, as described in the PPG, has not been demonstrated.

*Stewart Glassar*

INSPECTOR

[Page deliberately left blank]



23<sup>rd</sup> January 2025

**FAO Trevor Kennett and Jim Carrington-West regarding Sevenoaks District Council's "BIG Waste Conversation" survey**

Good afternoon,

Sevenoaks Town Council is pleased to see that Sevenoaks District Council is considering expanding its Household Waste Collection Services to include separate collection for glass and food waste. Although noting that the Big Waste Collection survey is aimed exclusively to householders, Sevenoaks Town Council wishes to submit the following comments under its capacity of being the most local council representee of Sevenoaks Town residents.

Sevenoaks Town Council considers that there is an **urgent need for waste collection services within Sevenoaks District to be improved**, and for services to be brought up to the standard of its surrounding districts and boroughs. This should include the **separation of food and glass collections at a minimum**, in order to support Sevenoaks District residents in reducing their carbon footprint.

It is noted that Kent County Council has recently agreed to apply to be part of the first wave of the Government's Devolution Priority Programme, however as this could take 3-4 years to implement, **Sevenoaks Town Council implores the District Council not to allow this uncertainty to delay this project in anticipation for any changes in governance**. Should Kent County Council's application be approved, Sevenoaks Town Council considers it likely that, as in other unitary councils, the "best practices" of each council will be adopted by the new unitary body. This would include waste collection practices, with the Town Council therefore hoping that any emerging unitary councils will adopt the practices of Sevenoaks District Council's neighbouring authorities.

In prioritising these improvements to waste collection services now therefore, **Sevenoaks District Council would not only be supporting its residents to reduce their carbon footprint, but also facilitating the potential shift to a unitary authority** by aligning the District Council's services more closely with its neighbouring councils.

Kind regards,  
Georgie Elliston  
Planning Committee Clerk

Sevenoaks Town Council,  
Town Council Offices,  
Bradbourne Vale Road,  
Sevenoaks  
TN13 3QG

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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

Town Clerk

[Page deliberately left blank]



Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: [street.naming@sevenoaks.gov.uk](mailto:street.naming@sevenoaks.gov.uk)

My Ref: 25/00004/STSDEV

Date: 27th January 2025

Dear Sir/Madam

**STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847**

**Site: 113A Bradbourne Vale Road Sevenoaks Kent TN13 3DJ**

The property 113A Bradbourne Vale Road has been accessed from Robyns Way for a number of years. What was 113 was split in to 3 properties. 113B and 113C remain on Bradbourne Vale Road. 113A is to be addressed from Robyns way and is to be named only (The Olives) as it is over 100M away from the first even number (2 and 2A) on Robyns Way and I think numbering this 2B will cause confusion.

**\*\*\* Royal Mail - Can I suggest this is given the postcode of TN13 3DY, which is currently in use by 1-7 Robyns Way which are more or less opposite \*\*\***

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

**Street Naming & Numbering Officer**

Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

**INVESTORS IN PEOPLE®**  
We invest in people Platinum

Site: 113A Bradbourne Vale Road Sevenoaks Kent TN13 3DJ

Plot	New Address
113A Bradbourne Vale Road, Sevenoaks	The Olives Robyns Way Sevenoaks Kent TN13 3DY

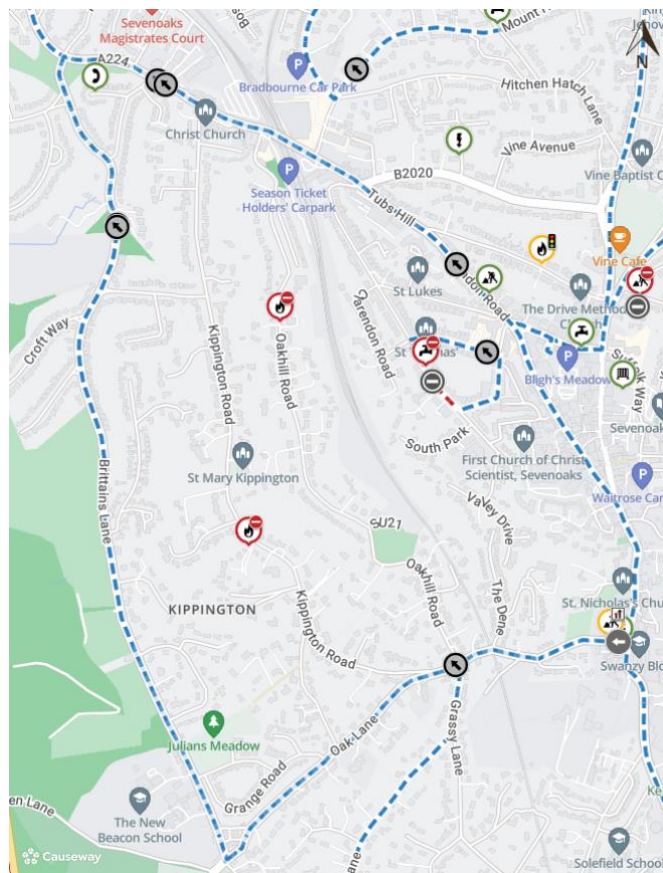


[Page deliberately left blank]



## Summary report of upcoming Temporary Road Closures

- 1 OAK LANE PROHIBITION OF WESTBOUND TRAFFIC BETWEEN 10<sup>TH</sup> FEBRUARY 2025 – 9<sup>TH</sup> MAY 2025
  - a) Westbound traffic will be prohibited from A225 High Street to the Royal Oak Hotel from 10<sup>th</sup> February 2025 until 9<sup>th</sup> May 2025, in order to allow repair works to The Royal Oak Hotel.
  - b) The alternative route for any through traffic is via A224 High Street, A224 London Road, Brittain's Lane and Oak Lane. Pedestrian access will be maintained throughout the works.
  - c) The most up to date information on the works can be found via the following link: <https://one.network/?tm=141784604>



[Page deliberately left blank]

Decision Notices published by Sevenoaks District Council OR Kent County Council from **21<sup>st</sup> January 2025 to 3<sup>rd</sup> February 2025** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
24/02766/MMA	Birchwood House, Amherst Hill – Riverhead (Adjoining Kippington)	<b>Cllr Daniell</b>	<b>4<sup>th</sup> November 2024:</b> STC recommended approval.	22 <sup>nd</sup> January 2025: SDC Granted, 14 conditions
24/02875/MMA	Lantau, Seal Hollow Road – Wildernesse	<b>Cllr Wightman</b>	<b>18<sup>th</sup> November 2024:</b> STC recommended approval, 1 condition, 1 informative. <b>27<sup>th</sup> January 2025:</b> STC recommended approval, 1 condition.	30 <sup>th</sup> January 2025: SDC Granted, 3 conditions.
24/02955/CONVAR	7 Yeomans Meadows – Kippington	<b>Cllr Gustard</b>	<b>16<sup>th</sup> December 2024:</b> STC recommended <b>refusal</b> unless, 1 condition. (No loss of amenity to neighbours)	27 <sup>th</sup> January 2025: SDC <b>Granted</b> , 12 conditions. (Officer confirmed no overlooking or loss of privacy, or amenity, and no harmful overshadowing or loss of light)
24/02985/FUL	6 Victoria Road – Town	<b>Cllr Granville</b>	<b>16<sup>th</sup> December 2024:</b> STC recommended approval, 1 condition.	23 <sup>rd</sup> January 2025: SDC Granted, 5 conditions.
24/03066/HOUSE	Magpie Shaw, 47 Weald Road – Kippington	<b>Cllr Daniell</b>	<b>16<sup>th</sup> December 2024:</b> STC recommended approval, 1 condition.	24 <sup>th</sup> January 2025: SDC Granted, 3 conditions.
24/03159/CONVAR	9 Yeomans Meadows – Kippington	<b>Cllr Varley</b>	<b>23<sup>rd</sup> December 2024:</b> STC recommended <b>refusal</b> unless, 1 condition (Archaeological Officer and Planning Officer satisfied the condition doesn't need to remain)	23 <sup>rd</sup> January 2025: SDC <b>Granted</b> , 10 conditions. (Archaeological Officer raised no objection, Planning Officer confirmed limited archaeological potential)
24/03183/HOUSE	83 Bayham Road – Eastern	<b>Cllr Clayton</b>	<b>13<sup>th</sup> January 2025:</b> STC recommended refusal, 1 ground.	30 <sup>th</sup> January 2025: Application withdrawn.

24/03209/CONVAR	Summerhill, 3 Vine Court Lodge, Holly Bush Lane – Eastern	Cllr Clayton	<b>23<sup>rd</sup> December 2024:</b> STC recommended <b>refusal</b> unless, 1 condition (Conservation Officer satisfied tree removal won't expose house from Conservation Area, AONB and Knole Park view.)	28 <sup>th</sup> January 2025: SDC <b>Granted</b> , 5 conditions. (Conservation Officer confirmed no impact on views of the site and no harm to heritage assets)
-----------------	---	--------------	--	---

# Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2025

<b>1</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02141/HOUSE	Stephanie Payne 24/02/2025	Cllr Gustard	CCA LTD
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Hoffman		7 Clenches Farm	Clenches Farm Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				03/02/25
<b>24/02141/HOUSE - Amended plan</b>				
<b>New front entrance, single-storey rear extension with chimney, and internal works.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>The chimney has been included on the elevations and floor plans. The plans have also been amended to reflect the site as it is currently.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7TTSBK18S00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7TTSBK18S00</a>			

<b>2</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02899/FUL	Christopher Park 21/02/2025	Cllr Dr Dixon	Willow Town and Country Planni
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr T Mottram		Bradbourne	71 Bradbourne Park Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				30/01/25
<b>24/02899/FUL - Amended plan</b>				
<b>Conversion of existing side addition to form a separate dwelling, inclusive of roof extension, roof terrace and first floor extension. Single storey rear extension and associated external alterations, access and landscaping.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Amended plans and an application form have been provided, as part of the eaves of the application property overhangs the boundary with 73 Bradbourne Park Road. For further clarity, the amendment to the plans has altered the red line to now include the eaves, whilst the application form has been updated to show that notice has been served on the neighbouring owners.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SM8CY6BKK2W00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SM8CY6BKK2W00</a>			

<b>3</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03009/HOUSE	Summer Aucoin 11/02/2025	Cllr Gustard	Lewis and Co Planning SE Ltd
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mrs G Manley		Crossmead	Ashgrove Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				21/01/25
<b>Conversion of car port to living accommodation. Installation of rooflight.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMUKPZBK700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMUKPZBK700</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2025

<b>4</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03036/HOUSE	Summer Aucoin 24/02/2025	Cllr Daniell	Wyatt Glass Architects
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr J England			34 White Hart Wood	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				03/02/25
<b>24/03036/HOUSE - Amended plan</b>				
<p><b>Change of use of garage to habitable rooms. New dormer extension to rear. Replacement of existing conservatory; new conservatory to have masonry flanking wall. Insertion of rooflights to front and rear elevations, changes to fenestration. Removal of hanging tiles and mock Tudor beams from external walls and extension of driveway.</b></p> <p><b>A summary of the main changes are set out below:</b></p> <p><b>The applicant had provided an updated existing block plan and the description has been changed to reflect the planned driveway extension.</b></p>				
<b>Web link</b>		<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMXUKNBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMXUKNBK0LO00</a>		

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03240/HOUSE	Christopher Park 12/02/2025	Cllr Daniell	N/A
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr N Wheeler		Woodfield	Oak Lane	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				22/01/25
<b>Two-storey rear extension, new front porch, and changes to fenestration. Demolition of garage and construction of new garage with living accommodation above and solar panels.</b>				
<b>Web link</b>		<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SNVMBFBKKT00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SNVMBFBKKT00</a>		

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03250/LBCALT	Stephanie Payne 17/02/2025	Cllr Gustard	Wyatt Glass Architects
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr P Haine		2 Kippington House	126 Kippington Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				27/01/25
<b>7 Replacement sashes.</b>				
<b>Web link</b>		<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SNWPHQBK0UL00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SNWPHQBK0UL00</a>		

<b>7</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03326/HOUSE	Abbey Aslett 12/02/2025	Cllr Daniell	Glyn Doughty Design

# Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2025

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Ms H Hui	Amaryllis View	Ashgrove Road	Kippington
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			22/01/25
<b>Demolish existing rear extension. New two-storey front extension, first floor side extension, single storey rear extension, raise roof height to create second floor with habitable rooms. Changes to fenestration. New detached triple garage with habitable rooms above. Solar panels. Associated changes to landscaping.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOCA6IBKL1100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOCA6IBKL1100</a>		

8	Plan Number	Planning officer	Town Councillor	Agent
	24/03345/HOUSE	Summer Aucoin 12/02/2025	Cllr Dr Canet	CB Planning Agent
Case Officer				
Applicant		House Name	Road	Locality
Mr F Dzayi			5 Berwick Way	Northern
Town		County	Post Code	Application date
				22/01/25
Erection of double storey side extension following removal of the garage and erection of a single storey rear extension.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOE4SYBKL2900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOE4SYBKL2900</a>			

9	Plan Number	Planning officer	Town Councillor	Agent
	24/03354/HOUSE	Summer Aucoin 17/02/2025	Cllr Ancrum	AK-Studios
Case Officer				
Applicant		House Name	Road	Locality
Mr O Kulibaev			16 Knole Road	Eastern
Town		County	Post Code	Application date
				27/01/25
24/03354/HOUSE - Amended plan				
Raised patio, new retaining walls, and new landscaping in the rear garden.				
A summary of the main changes are set out below:				
The applicant has amended the plans.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOFZK1BKL3600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOFZK1BKL3600</a>			

<b>10</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/03427/FUL	Nicola Furlonger 13/02/2025	Cllr Shea	David Lock Associates
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Tarmac Trading Ltd	Former Oast, Sevenoaks Quarry	Bat and Ball Road	Northern	

# Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2025

Town	County	Post Code	Application date
			23/01/25
<b>Restoration works to the Oast House, including, replacement and repair of walls, windows, guttering and roof, internal renovations and associated restoration operations.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOSYZZBKL7S00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOSYZZBKL7S00</a>		

11	Plan Number	Planning officer	Town Councillor	Agent
	24/03437/HOUSE	Summer Aucoin 11/02/2025	Cllr O'Hara	Russel Broad & Associates
Case Officer				
Applicant		House Name	Road	Locality
Mr & Miss Langsmead & Anderson			12 Greatness Lane	Northern
Town		County	Post Code	Application date
				21/01/25
Demolition of existing rear extension to be replaced with new single storey rear extension with rooflights. Removal of chimney stack. Internal alterations				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOSZ6JBKL8C00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SOSZ6JBKL8C00</a>			

12	Plan Number	Planning officer	Town Councillor	Agent
	24/03447/FUL	Abbey Aslett 11/02/2025	Cllr Wightman	M R Garland Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs M Potter		Land South of Blackhall Spinne	Blackhall Lane	Wildernesse
Town		County	Post Code	Application date
				21/01/25
Erection of dwelling and garage with new proposed access.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SOYI6DBKL9C00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SOYI6DBKL9C00</a>			

13	Plan Number	Planning officer	Town Councillor	Agent
	25/00083/LBCALT	Anna Horn 14/02/2025	Cllr Granville	The National Trust
Case Officer				
Applicant		House Name	Road	Locality
Mrs H Kay		Knole House	Knole Lane	Town
Town		County	Post Code	Application date
				24/01/25
Conservation repairs to stonework within Green Court.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQ1E7GBKLK900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQ1E7GBKLK900</a>			

<b>14</b>	<b>Plan Number</b> 25/00090/HOUSE	<b>Planning officer</b> Christopher Park 19/02/2025	<b>Town Councillor</b> Cllr Wightman	<b>Agent</b> Jeremy Page Associates
-----------	--------------------------------------	--	---	--



# Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2025

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
L Hall	Saltcoats	Woodland Rise	Wilderness
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			29/01/25
<b>Attic conversion with new dormers and rooflights to rear elevation. Remove brick chimney.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQ1EDWBKLN00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQ1EDWBKLN00</a>		

15	Plan Number	Planning officer	Town Councillor	Agent
	25/00165/HOUSE	Stephanie Payne 17/02/2025	Cllr Daniell	Express Plans
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Leighton		Avalon	4 Middlings Rise	Kippington
Town		County	Post Code	Application date
				27/01/25
Loft conversion with front dormer and alterations to the side windows				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQECPZBKLP00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQECPZBKLP00</a>			

16	Plan Number	Planning officer	Town Councillor	Agent
	25/00217/HOUSE	Summer Aucoin 21/02/2025	Cllr Dr Canet	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Santana-Pinheiro			26 Pontoise Close	Northern
Town		County	Post Code	Application date
				31/01/25
Proposed large front porch, alterations to fenestration, new gate and fence, pergola for cycle and garage conversion into habitable space.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQLRJUBKLUP00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SQLRJUBKLUP00</a>			