



Monday, 14th April 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 **Tuesday 22nd April 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/YxBjI3PrdeM> 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 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

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 from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 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 5-21) a) To receive and agree the minutes from the Planning Committee Meeting held on 7th April 2025. (Pages 5-17) b) To receive and note the minutes from the STNP / Masterplan Working Group held on 7th April 2025. (Pages 18-21)
5	KENT COUNTY COUNCIL - ADOPTION OF KENT MINERALS AND WASTE LOCAL PLAN 2024-39 (Pages 23-24) To receive notice that Kent County Council has adopted its Kent Minerals and Waste Local Plan 2024-39, as amended by a number of Main Modifications recommended by the Inspector at its September 2024 independent examination. To note that full details, including the Post Adoption Statement and tracked changes version may be found via the following link: https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/economic-regeneration-and-planning-policies/planning-policies/minerals-and-waste-planning-policy/kent-minerals-and-waste-local-plan-2024-to-2039
6	SEVENOAKS DISTRICT COUNCIL - TARGETED CALL FOR SITES a) To receive notice that Sevenoaks District Council has launched a targeted 'call for sites', to allow landowners and site promoters to propose potential sites which may be suitable for housing, employment or other use-allocation within the Emerging Local Plan. Sites for submission must be within one of the following three categories:

	<ul style="list-style-type: none"> • Urban sites (within existing settlement boundaries) • Previously Developed Land (PDL) / 'brownfield' land • Potential greenfield 'grey belt' land <p>b) To discuss and agree any sites which may be suitable for submission by Sevenoaks Town Council, with note that the deadline to do so is 5pm on 30th April 2025.</p>
7	<p>STREET NAMING AND NUMBERING - NOTIFICATIONS OF NEW ADDRESSES (Pages 25-31)</p> <p>a) To receive notice that the name of "2 Ormiston, Brittain's Lane" has been amended to "Morningside, Brittain's Lane". (Page 25)</p> <p>b) To receive notice and plans for a dwelling which has been created via the splitting of 75 Bradbourne Park Road into two buildings. The larger portion will be renamed 'St Valerie, 75 Bradbourne Park Road', while the smaller portion to the south will be named 'Norton House, 75A Bradbourne Park Road'. (Pages 26-28)</p> <p>c) To receive and note copy of correspondence between the Town Council and Sevenoaks District Council, in regards to the Planning & Environment Committee's request that the Royal Oak Hotel's prominent name be re-instated, following notification that it has been renamed Hanover House as part of its conversion to 6 flats. (Pages 29-31)</p>
8	<p>DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 33-34)</p> <p>To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 11th April 2025.</p>
9	<p>PLANNING APPLICATIONS (Pages 35-40)</p> <p>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.</p> <p>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.</p> <p>b) The meeting will be reconvened to consider planning applications received during the two weeks ending 11th April 2025.</p>
10	<p>PRESS RELEASES</p> <p>To consider any item in this report that would be appropriate for a press release.</p>

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**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 07 April 2025 in the Council Chamber, Town Council Offices, TN13 3QG**

Livestreamed and available to view on YouTube until approved by Council:

<https://www.youtube.com/live/CaVMKbfJxFl>

Meeting commenced: 19:00

Meeting Concluded: 20:57

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

6 Members of the Public

PUBLIC QUESTION TIME

None.

1 - APOLOGIES FOR ABSENCE

As above.

2 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

3 - DECLARATIONS OF INTEREST

a) Representation was received and forwarded to all Councillors, objecting to the following application:

- **[Plan no. 8] 25/00285/MMA – 85 Bayham Road**

b) Cllr Camp declared that she had a non-pecuniary interest in the following application, due to her residing on that road. She remained open-minded to its contents.

- **[Plan no. 12] 25/00639/FUL – 2 The Crescent**

c) Cllr Granville declared that she had a non-pecuniary interest in the following application, due to her knowing the applicant. She remained open-minded to its contents.

- **[Plan no. 6] 25/00260/FUL – Annexe at 7 Serpentine Road**

d) Cllr Clayton declared that he had been lobbied on the above application, however remained open-minded to its contents.

4 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 24th March 2025.

It was RESOLVED that the minutes be approved.

5 - DATE OF NEXT PLANNING & ENVIRONMENT COMMITTEE

Councillors received a reminder that the next Planning & Environment Committee meeting will take place on Tuesday 22nd April 2025. This due to the preceding Monday being a Bank Holiday.

6 - SECOND SEVENOAKS TOWN SPORTS STRATEGY

a) The Committee received notice that the Sevenoaks Town Sports Strategy Working Group – comprised of Town Councillors as well as various local sporting groups, clubs and organisations – had agreed its final draft for a second Sevenoaks Town Sports Strategy. It was noted that this document, which provides an updated recommendation for how future sports provision within the Town should be prioritised, will replace the first Sports Strategy and be used as an evidence base for the Neighbourhood Plan as its five year review.

b) Cllr Clayton as Chair of the STNP / Masterplan Working Group summarised the discussion and resulting recommendation from the Working Group, which took place prior to the Planning & Environment Committee meeting. He reported positive feedback from members on the quality and content of the updated Strategy, with interest in particular on the concept of a Sports Foundation being created to improve accessibility and encourage more residents to engage in sporting activities.

c) It was **RESOLVED** that the second Sevenoaks Town Sports Strategy to be formally adopted by the Town Council and added as an Appendix to the Sevenoaks Town Neighbourhood Plan at its 5 year review.

7 - RECOMMENDATIONS FROM STNP / MASTERPLAN WORKING GROUP

a) Cllr Clayton as Chair of the STNP / Masterplan Working Group reported the following further recommendations which had arisen from the meeting held prior to the Planning & Environment Committee at 6pm. It was **RESOLVED** that the following recommendations be approved and action taken by Town Council Officers:

- That Planning & Environment Committee members consider Policy D6 of the Sevenoaks Town Neighbourhood Plan (STNP) when making recommendations on any planning application which proposes to retrofit an existing house to improve efficiency. This must be in conjunction with Policy C1 (Heritage Assets) where applicable, and with the intention to encourage Policy D6's usage by District Council Officers when considering proposals such as Air Source Heat Pumps and Solar Panels.
- That Planning & Environment Committee members consider STNP Policy E5 when considering proposals which could improve or enhance the function of neighbourhood centres, with note that such proposals may increase in the future following adoption of the Masterplans.
- For the Town Council to request at the STNP's 5 year review stage, that Policy L1 (Biodiversity Net Gain, (BNG)) be amended to stipulate that any BNG secured offsite be prioritised for delivery at a site within the Neighbourhood Plan boundary where possible. Officers would investigate and pursue registration of relevant Town Council assets as potential BNG sites to support this.
- For Officers to request a training session for Town Councillors from District Council Planning Officers on Design Review Panels, to better understand how they work

8 - ST JOHN'S HILL AREA MASTERPLAN UPDATE

a) The Committee received notice that the public consultation for the St John's Hill Area draft Masterplan had been extended by a further three weeks, with the final deadline for comment now being 11:59pm on Monday 21st April 2025.

b) It was noted that all details, including copy of informational posters, draft Masterplan report, copy of the car parking study and online survey link are available to view via the following link:

https://www.sevenoakstown.gov.uk/Consultations_and_Projects_47978.aspx

9 - ROAD CLOSURES

The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, including diversion routes.

10 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

a) The Committee received notice and plans of the new addresses created at the following locations:

- Former Royal Oak Hotel, High Street - with the six new flats having been named Flats 1-6 Hanover House, and the new dwelling at the rear named called Dolling House
- Gracious Cottage, Gracious Lane - reinstated as a formal address following absorption and subsequent removal from Hernewood Cottage.
- Plot 1, 9A Mount Harry Road - with the new dwelling being built in the rear garden of 9A to be renamed 4 Pendennis Road

b) Councillors raised their surprise and disappointment that the new flats replacing Royal Oak Hotel had been renamed under “Hanover House” as opposed to “Royal Oak House”. This was considered a regrettable loss of local heritage of the 18th Century building, and it was therefore **RESOLVED** that this disappointment be registered with the District Council and request made for the name change to be reconsidered.

11 - KENT COUNTY COUNCIL PROPOSED AMENDMENT 1: A PROHIBITION OF TRAFFIC MOVEMENTS ORDER

a) The Committee received notice that Kent County Council had published deposit documents for its proposed Order for Amendment 1: a Prohibition of Traffic Movements, in order to remove the cycle restriction on the footpath between London Road and Robyns Way.

b) It was noted that representations supporting or objecting to the proposed Order could be made via Kent County Council's website via the below link until 14th April 2025. This was not considered necessary due to the Town Council having responded to the initial proposals via the East to West Walking, Wheeling and Cycling route.

www.kent.gov.uk/highwaysconsultations

12 - KENT COUNTY COUNCIL PROPOSED AMENDMENT 8: A WAITING RESTRICTIONS ORDER

a) The Committee received notice that Kent County Council had published deposit documents for its proposed Order for Amendment 8: a Waiting Restrictions Order on Mount Harry Road.

b) It was noted that representations supporting or objecting to the proposed Order could be made via Kent County Council's website via the below link until 14th April 2025. This was

not considered necessary and the proposed change was noted.

www.kent.gov.uk/highwaysconsultations

13 - KENT COUNTY COUNCIL HAS MADE AMENDMENT 4: A WAITING RESTRICTIONS ORDER

The Committee received notice that Kent County Council had published Has Made documents for its previously proposed Order for Amendment 4: a Waiting Restrictions on Pendennis Road. It was further noted that the Waiting restrictions for Letter Box Lane had also been re-plotted due to having been previously plotted incorrectly.

14 - SEVENOAKS DISTRICT COUNCIL - REQUEST FOR ASSISTANCE WITH SERVICES AUDIT

a) The Committee received notice that Sevenoaks Town Council, in conjunction with the District Council Ward Members for Sevenoaks Town, had been consulted to assist the District Council in completing an audit of services and facilities within Sevenoaks Town.

b) It was noted that this was a considerable but important piece of work, and agreed that the most efficient way to complete it would be Ward by Ward, with Councillors reviewing the previous Audit for changes before adding new entries.

c) Councillors noted that the deadline to submit the audit is Wednesday 30th April 2025, however due to the size and local offering in Sevenoaks this was not considered sufficient to compile a complete response. It was therefore **RESOLVED** that the Planning Committee Clerk request a further month's extension, and forward to both Town and local District Council members copy of the current and previous Audit for their initial review.

15 - 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 & Environment Committee, received during the six weeks ending 31st March 2025.

16 - PLANNING APPLICATIONS

a) Minute Item 16b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

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

- [Plan no. 8] 25/00285/MMA – 85 Bayham Road (Against)
- [Plan no. 4] 25/00104/FUL – Greensands, Oak Lane (Against)

c) The Committee considered planning applications received during the two weeks ending 31st March 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

17 - PRESS RELEASES

It was **RESOLVED** that the following Press Releases be issued, reporting on the following items:

- The Town Council's registered disappointment with the loss of the Royal Oak Hotel's name, and request that this be reconsidered
- Adoption of the second Sevenoaks Town Sports Strategy
- Recommendations received and agreed to, from the STNP / Masterplan Working Group
- The Town Council's response to the proposed development at the Council Depot on Otford Road

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Footnote:

In accordance with Sevenoaks Town Council's Standing Order 13 and under Section 33 of the Localist Act 2011, the following Town Councillors have been granted a Dispensation as a dual hatted Councillor of both Sevenoaks Town Council and Sevenoaks District Council, to allow them to discuss and vote on matters where the only reason they would otherwise be prevented from taking part in discussion and voting is due to their membership of Sevenoaks District Council i.e. it does not permit Councillors to take part in discussion and voting automatically if they have a declaration of pecuniary interest unrelated to their membership of Sevenoaks District Council. This dispensation is valid until the next Town Council Election in May 2027, as per Minute number 241 resolved at the Town Council meeting on 24th July 2023:

- | | |
|---------------------------|----------------------|
| • Cllr Sue Camp | • Cllr Claire Shea |
| • Cllr Tony Clayton | • Cllr David Skinner |
| • Cllr Victoria Granville | • Cllr Nick Varley |
| • Cllr Chloe Gustard | |

Planning Applications Considered

Applications considered on 7-4-25

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01190/HOUSE	Christopher Park 08/04/2025	Cllr Camp	Colin Smith Planning Ltd
Applicant		House Name	Road	Locality
Mr C Hughes		Windy Ridge	13 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				18/03/25
24/01190/HOUSE - REVALIDATED plan				
Removal of the front garden area and front boundary wall and the re-landscaping of the front garden, together with the widening of the access.				
A summary of the main changes are set out below:				
New drawings have been provided.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the colour and materials used, and that they comply with the Residential Character Area Assessment.				

2	Plan Number	Planning officer	Town Councillor	Agent
	24/02472/LDCEX	Christopher Park 09/04/2025	Cllr Daniell	N/A
Applicant		House Name	Road	Locality
Mr B Parker		Ashdown	17 Kippington Road	Kippington
Town		County	Post Code	Application date
				19/03/25
24/02472/LDCEX - Amended plan				
Existing air source heat pump unit.				
A summary of the main changes are set out below:				
An amended MCS calculation has been provided.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00005/FUL	Summer Aucoin 14/04/2025	Cllr Ancrum	Designhomeplan Ltd
Applicant		House Name	Road	Locality
Micallef			50 St Johns Hill	Eastern
Town		County	Post Code	Application date
				24/03/25
Single storey rear extension with rooflight, alterations to fenestration.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval of the application provided that the Planning Officer is satisfied there is no impact on the amenity of neighbouring properties on either side.				

Planning Applications Considered

Applications considered on 7-4-25

4	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Anna Horn 08/04/2025	Cllr Gustard	N/A
Applicant	House Name	Road	Locality	
Gould, XLX Sevenoaks LTDT	Greensands	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			18/03/25	

25/00104/FUL - Amended plan

Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.

A summary of the main changes are set out below:

The applicant has submitted amended plans and documents as follows:

- Amended block plans, floor plans, section and elevation plans omitting the dormer windows on the northern side facing elevation
- Visibility splays (plan reference PGA-12 rev A1)
- Tree root protection methodology document
- Response to objections document
- 3D schematics and site context plan

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Overlooking of neighbouring properties both to the North and South, and subsequent loss of amenity and privacy to their inhabitants
- Inappropriate bulk and massing of the site
- The designs are incongruent with the Residential Character Area Assessment and therefore also against Sevenoaks Town Neighbourhood Plan Policy C4.

Informative:

If the District Council is minded to approve the application, the Town Council would request that:

- A bat survey be undertaken,
- A light assessment be undertaken to evaluate impact to the annexe at White Friars.
- The Tree Officer respond to the new Tree Report submitted on 18th March from Quaife Woodlands and confirm their satisfaction with the tree protective measures proposed, in addition to investigation being undertaken as to existing damage to trees caused by recent construction activities as per Sevenoaks Town Neighbourhood Plan Policy L4.
- The District Council Officers be reminded that the Residential Character Area Assessment was produced not only to protect the character from the streetview, but also all other views as well as amenity of residents. The Town Council considered the design at the sides of the proposed development to cause significant overlooking into the living space and gardens of neighbouring occupied dwellings, which is contrary to the Residential Character Area Assessment and thus also Sevenoaks Town Neighbourhood Plan Policy C4.

Planning Applications Considered

Applications considered on 7-4-25

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00203/FUL	Samantha Yates 16/04/2025	Cllr Granville	Lowe Design & Project M
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs M Dittrich	Tylers	St Nicholas Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/03/25	
Replacement dwelling with double garage, alteration driveway and retaining walls. Landscaping				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00260/FUL	Samantha Yates 08/04/2025	Cllr Clayton	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Roubicek	Annexe at	7 Serpentine Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/03/25	
Use of ancillary outbuilding as tourist/visitor accommodation as well as ancillary accommodation.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 - increased use by tourists and guests will affect the amenity of neighbouring houses in Bayham Road and
 - unrestricted parking on the short front drive could affect pedestrian safety on the approach to St Johns School.

Informative:

Town Council recommended that, should the Planning Officer consider BnB accommodation to be a "purpose ancillary to the dwellinghouse known as '7 Serpentine Road'", then conditions should be required to regulate noise and parking.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00261/HOUSE	Anna Horn 23/04/2025	Cllr Gustard	RE Planning LLP
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Sinnott	Wellington House	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/03/25	
Installation of 5no air conditioning units.				

Comment

Sevenoaks Town Council recommended approval subject to a favourable noise impact assessment and assurances from Environmental Health that the proximity of the units to neighbouring properties will cause no harm or risk of Legionnaire's disease.

Planning Applications Considered

Applications considered on 7-4-25

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00285/MMA	Christopher Park 15/04/2025	Cllr Clayton	Coleman Anderson Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs J Jackson		85 Bayham Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/03/25	
Amendment to 23/00030/HOUSE to change cladding on the rear elevation to a type which is 90mm larger than approved.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the revised larger and closer design (as built, and at variance with the plans and original permission) has a significant impact on the other half of the semi-detached pair, and will cause loss of light to the rear window of number 84.

Informative:

Sevenoaks Town Council registered its disappointment and concern that no action had been taken by the District Council during construction, when attention was initially drawn to the variance between the extension's built form, and the original permission.

Planning Applications Considered

Applications considered on 7-4-25

9	Plan Number	Planning officer	Town Councillor	Agent
	25/00410/HYB	Sean Mitchell 09/04/2025	Cllr Dr Canet	DHA Planning
Applicant	House Name	Road	Locality	
Sevenoaks District Council	Council Depot	Otford Road	Northern	
Town	County	Post Code	Application date	
			19/03/25	

Hybrid Planning Application comprising: Full planning permission for the demolition/removal of existing buildings and structures and the construction of 3no employment units (Use Class E(g) (ii), (iii) and B8), with associated parking and landscaping and optional mezzanine floor to each unit and outline planning permission with all matters except for access for the construction of a drive-thru restaurant selling food and drink for consumption on and off the premises (sui generis).

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Non-compliance of Fast Food element with National Planning and Policy Framework paragraphs 96 and 97.
- Non-compliance of the proposals with the following Sevenoaks Town Neighbourhood Plan Policies:
 - a) C9 (protecting and enhancing the landscape setting and character of town and visibility to and from the open countryside),
 - b) C10 (enhance the gateways and arrival points into the town)
 - c) M9 (supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents)
 - d) D1 (design guidance on nearby sites for Carpetright/Wickes and Travis Perkins, which recommends that light industrial uses be relocated to the Vestry Industrial Estate in order to remove the inappropriate citing of them within residential areas, and resolve the conflict between light industrial employment and residential accommodation in this area.
- Non-compliance with Sevenoaks District Council Policy EN2 (safeguarding amenities of current and future residents with regard to noise, odour, activity or vehicle movements, visual intrusion), as well as EN7 (noise pollution)
- The lack of pavement and safe crossing point across the A225 to access the restaurant, which is likely to attract school children, poses a highway safety concern, with no mitigation has been proposed to manage the traffic leaving and entering site at a point with low visibility.

Informative:

Sevenoaks Town Council recommended that, should the District Council be minded to approve the application, it should be subject to a Design Review Panel, as per Sevenoaks Town Neighbourhood Plan Aim C6. In addition, any permission granted for the industrial units in the full application should be conditioned to ensure that the uses do not risk any damage to the neighbouring SSSI, watercourses or wildlife.

Planning Applications Considered

Applications considered on 7-4-25

10	Plan Number	Planning officer	Town Councillor	Agent
	25/00425/HOUSE	Samantha Yates 15/04/2025	Cllr Wightman	OPEN architecture
Applicant		House Name	Road	Locality
Mr and Mrs Lee		Godden House	Blackhall Lane	ADJOINING Wildernessee
Town		County	Post Code	Application date
				25/03/25

25/00425/HOUSE - Amended plan

Demolition of existing rear and side extensions, demolition of outbuildings, demolition, and replacement of garage with new accommodation above, new single storey rear and side extensions with flat roofs and rooflights, internal alterations, changes to fenestration and alterations to landscaping.

A summary of the main changes are set out below:

Design and Access Statement
Coloured Elevation Drawings

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being content that these changes do not clash with the original house, and that they leave its identity intact
- The Conservation and Planning Officers being content with the materials used, particularly in the context of the original house, and
- There being no use of the garage accommodation able to be made independent of the main house

11	Plan Number	Planning officer	Town Councillor	Agent
	25/00587/HOUSE	Stephanie Payne 09/04/2025	Cllr Willis	N/A
Applicant		House Name	Road	Locality
Mr E Kevis			20 The Drive	Town
Town		County	Post Code	Application date
				19/03/25

Replacement of existing windows with Timber windows at the front of the house, facing the street and aluminium at the back of the house.

Comment

Proposed from the Chair:

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

Planning Applications Considered

Applications considered on 7-4-25

12	Plan Number	Planning officer	Town Councillor	Agent
	25/00639/FUL	Samantha Yates 23/04/2025	Cllr Ancrum	Robinson Escott Planning
Applicant		House Name	Road	Locality
Ms K Mew			2 The Crescent	Eastern
Town		County	Post Code	Application date
				31/03/25
Demolition of existing shed; erection of two storey end of terrace dwelling with associated works and parking; alterations and extension to existing dwelling.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that:

- The design and materials proposed are in keeping with the Residential Character Area Assessment of the neighbourhood
- Vehicle access is consistent with highway safety, given the proximity to the school site opposite, with confirmation also requested from Kent County Council Officers, and
- That the environmental impact of the building work is taken into account.

13	Plan Number	Planning officer	Town Councillor	Agent
	25/00716/HOUSE	Stephanie Payne 23/04/2025	Cllr Daniell	M R Garland Limited
Applicant		House Name	Road	Locality
Mr and Mrs S Matson		Timbers	65 Oakhill Road	Kippington
Town		County	Post Code	Application date
				31/03/25
Demolition of two outbuildings, construction of single storey side extension and two storey garage to front of house. Rooflights and Landscaping and infill fence and gate. Alterations to driveway, new access drive including closing existing access drive and crossover.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials used.

**Minutes of the meeting of the STNP / Masterplan Working Group
Held on Monday 07 April 2025 in the Council Chamber, Town Council Offices, TN13 3QG**

Meeting commenced: 18:00

Meeting Concluded: 18:40

In attendance – Quorum minimum of 3 elected members

Sevenoaks Town Council – Elected member & Mayor	Cllr Libby Ancrum
Sevenoaks Town Council – Chair & Elected member	Cllr Clayton
Sevenoaks Town Council – Vice Chair & Elected member	Cllr David Skinner OBE
Sevenoaks Town Council – Elected member	Cllr Claire Shea
Sevenoaks Town Council	Cllr Dr Marilyn Canet
Sevenoaks Town Council – Town Clerk	Linda Larter MBE
Sevenoaks Town Council – Planning Committee Clerk	Georgie Elliston
Sevenoaks District Council – Leader	Cllr Roddy Hogarth
Sevenoaks Society	Charles George
Warners Solicitors	Liz Dolding
Member of the Public	Tim Collingwood

Prior to the commencement of the meeting and for the benefit of new members, welcome and brief introduction from each attendee was provided.

1 - APOLOGIES FOR ABSENCE

Cllr Elizabeth Purves (Sevenoaks District Council)

2 - MINUTES

The Minutes of the previous STNP Monitoring and Implementation Group meeting held on 10th February 2025 were received and agreed.

3 - MONITORING

a) The updated monitoring report, which records how the STNP has been being applied to planning applications since the last report, was received and noted.

b) The Planning Committee Clerk summarised the trends/observations report and the following points of note were discussed:

- From 2023 onwards, Policy C6 (promoting energy efficient retrofitting) had been applied by SDC against 21 planning applications proposing solar panels, in contrast to 0 of the 8 applications which proposed air source heat pumps. It was therefore recommended that STC cite this policy when considering applications which proposed to improve a household's energy efficiency in order to promote its use.
- Policy E5 (enhancing the function of neighbourhood centres) had recently been used by Planning Officers to support the approval of later operating hours for a shop in St John's Ward. It was recommended that this Policy be cited by the Planning & Environment Committee for future improvements to the area, particularly as the

emerging St John's Area Masterplan could encourage an increase in applications which will complement this Policy's delivery.

- A recent application had been Granted despite its proposal to offset its required BNG offsite and within a different District. This had highlighted the need not only for work to be done locally to provide an evidence base to allow sites within Sevenoaks Town to be secured for developer BNG contributions, but also for a stipulation to be added to the STNP at its 5 year review stage, that contributions be sought in the first instance within the neighbourhood plan boundary.
- Cllr Skinner noted the importance of ensuring quality design, especially with the raised housing number requirements forecasting an increase of development in the Town. He suggested that Design Review Panels should be instigated more often and early in the design process – however, members were not clear as to the details of this process and how it could be initiated.

c) It was **agreed** that the following recommendations be presented to the Planning & Environment Committee for its approval and action:

- To request details and Cllr training from SDC, as to the process and implications of a Design Review Panel
- To consider and cite Policy C6 in relation to planning proposals for energy-saving interventions in order to promote its use by SDC Officers
- To consider and cite Policy E5 in relation to planning applications that propose improvements to the function of neighbourhood centres, in particular in St John's which the St John's Area Masterplan seeks to improve
- To request amendment to Policy L1 at the STNP's 5 year review stage, to include stipulation that offsite BNG contributions should be sought within the Neighbourhood Plan boundary, in the first instance and where possible.

d) It was noted that the second Annual Report is due after 20th May 2025, with the draft report to be provided at the next STNP / Masterplan Working Group meeting.

4 - MASTERPLANS UPDATE

a) The Working Group received notice that the public consultation for the St John's Hill Area had been extended by a further three weeks, with the revised deadline for comment being 11:59pm on Monday 21st April 2025.

b) The Town Clerk reported that feedback received on the draft St John's Area Masterplan to date had been largely positive so far, with support received for many of the potential improvements identified, and no particular aspects having been met with a majority of opposition. The Planning Committee Clerk expanded that 115 responses had been received to date, with all showing a range of opinion that indicated clear engagement with the supporting documents.

c) Thanks was noted in particular to Wealden Properties for allowing STC to advertise the Masterplan in its shop windows.

5 - SECOND SEVENOAKS TOWN SPORTS STRATEGY (Circulated separately)

a) The Town Clerk provided a brief background of the second Sevenoaks Town Sports Strategy, which had been produced over the previous year in close collaboration with local sporting groups, organisations and clubs via a Working Group. She explained that, following its adoption by the Town Council's Planning & Environment Committee, the Strategy would replace the previous Sports Strategy as an evidence base for the Neighbourhood Plan at its 5 year review.

b) Charles George (Sevenoaks Society) praised the Town Council and those involved in the Strategy's creation, for the quality and clarity of its content. Members agreed it to be an impressive piece of work which set out a clear and structured strategy to improve sport provision in the Town.

c) Clarification was sought from a local resident as to the meaning behind recommendation D3, where it was stated that "The development of Hockey 2 x 3G pitches and clubhouse is supported. Current land resolution not available". This was a concern due to their interpreting it to imply the pitches were hoped to be delivered at Hollybush Recreation Ground, following an agreement or resolution. The Town Clerk confirmed the land to not be available at this location, and that the required pitches would need to be provided offsite.

d) It was **agreed** that the Sports Strategy be recommended to the Planning & Environment Committee for adoption, with a minor amendment to recommendation D3 to clarify that the supported 3G Hockey pitches would need to be delivered elsewhere due to lack of land at Hollybush.

e) The upcoming reorganisation of local government was noted, however this was not considered likely to affect the contents or implementation of the Sports Strategy due to the recommendations not being land-specific. The Strategy could instead avoid being considered "out of date" following the reorganisation simply by amending any allusions to land ownerships to read "As of ...". For instance: Hollybush Recreation Ground – Owned by SDC, as of April 2025.

f) Cllr Skinner emphasised the importance of the Sports Strategy not only in supporting existing users of sports facilities, but also new ones who do not currently engage in sporting activities. He considered the removal of barriers to people trying new sports to be equally important. It was noted that a key way for this to be encouraged is via free sports and publicly available open spaces – for instance with "mile markers" painted onto fields so that public can measure their progress.

g) It was noted that SDC and Everyone Active is currently trying to pursue such initiatives, and agreed that their engagement in future such projects would be beneficial.

6 - NEXT MEETING DATES

It was noted that the next meeting would take place on 2nd June 2025 and focus on Schedule 2 of the Sevenoaks Quarry Section 106 Agreement, relating to Affordable Housing provision.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

DRAFT

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Kent Minerals and Waste Local Plan 2024-39
Regulation 26 Adoption Statement
March 2025



Kent Minerals & Waste Local Plan 2024-39

Adoption Statement

**Regulation 26 of the Town and Country Planning (Local Planning) (England)
Regulations 2012 (as amended)**

Planning and Compulsory Purchase Act 2004

The Environmental Assessment of Plans and Programmes Regulations 2004

March 2025

In accordance with Regulations 26 and 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and pursuant to Section 23(3) of the Planning and Compulsory Purchase Act 2004, notice is hereby given that the Kent Minerals and Waste Local Plan 2024-39 was formally adopted by Kent County Council at its meeting of the full Council on the **13th March 2025**.

The Local Plan was the subject of an independent examination carried out by Inspector Joanne Burston BSc MA MRTPI AIPROW who was appointed by the Secretary of State. The examination included public hearings that began on Tuesday 10th September 2024 and concluded on Tuesday 17th September 2024.

The Inspector's Report was received by Kent County Council on the 6th February 2025 and confirmed that subject to the Main Modifications recommended, the Kent Minerals and Waste Local Plan 2024-39 is considered to be sound and legally compliant and can therefore be adopted.

Pursuant to Section 23 (3) of the Planning and Compulsory Purchase Act (2004), the adopted Local Plan incorporates the Inspector's Main Modifications. It also incorporates Additional (minor) Modifications made by the County Council that do not materially affect the implementation of the Local Plan.

The Kent Minerals and Waste Local Plan 2024-39 replaces the Kent Minerals and Waste Local Plan 2013-30 as amended by the Early Partial Review 2020.

In accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004, copies of the Local Plan, the Inspector's Report, the Sustainability Appraisal (Strategic Environmental Assessment) Post Adoption Statement are available to view on the County Council's examination webpage via the following link:

<https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/economic-regeneration-and-planning-policies/planning-policies/minerals-and-waste-planning-policy/kent-minerals-and-waste-local-plan-2024-to-2039>.

A hard copy of the documents are also available to view at the main County Council office - Sessions House, County Hall, Maidstone, Kent ME14 1XQ between the hours of 9am and 5pm Monday to Friday.

In addition, the documents are available to be viewed in an electronic format using computers available at the County Council's libraries (excluding mobile libraries) during their normal opening hours.

If you require the documents in an alternative format or language please email alternativeformats@kent.gov.uk or call 03000 42 15 53 (text relay service number: 18001 03000 42 15 53). This number goes to an answering machine, which is monitored during office hours.

Any person aggrieved by the adoption of the Kent Minerals and Waste Local Plan 2024-39 may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. Any such application must be made no later than the end of the six-week period starting with the date of adoption (**i.e. by the 24th April 2025**).

If you have any queries, please contact the Minerals and Waste Planning Policy team by email at mwlp@kent.gov.uk or telephone via 03000 422370.

Minerals and Waste Planning Policy Team
Invicta House
County Hall
Maidstone
Kent ME14 1XX



Sevenoaks Town Council

Tel No:
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00031/CHGADD
Date: 1st April 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 2 Ormiston Brittains Lane Sevenoaks Kent TN13 2NF

A change of house name to 'Morningside'.

We can confirm the address has been changed to:

**Morningside
Brittains Lane
Sevenoaks
Kent
TN13 2NF**

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
www.sevenoaks.gov.uk

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Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 25/00033/NEWDEV

Date: 4th April 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 75 Bradbourne Park Road Sevenoaks Kent TN13 3LH

75 Bradbourne Park Road is being split and the bulk of the building will remain as 75 Bradbourne Park Road and will also have a name added 'St Valerie'. The smaller portion of the house to the south will be numbered 75A and will have the name 'Norton House'.

***** Royal Mail - Please keep 75 on PAF and add 75A to Not yet built *****

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

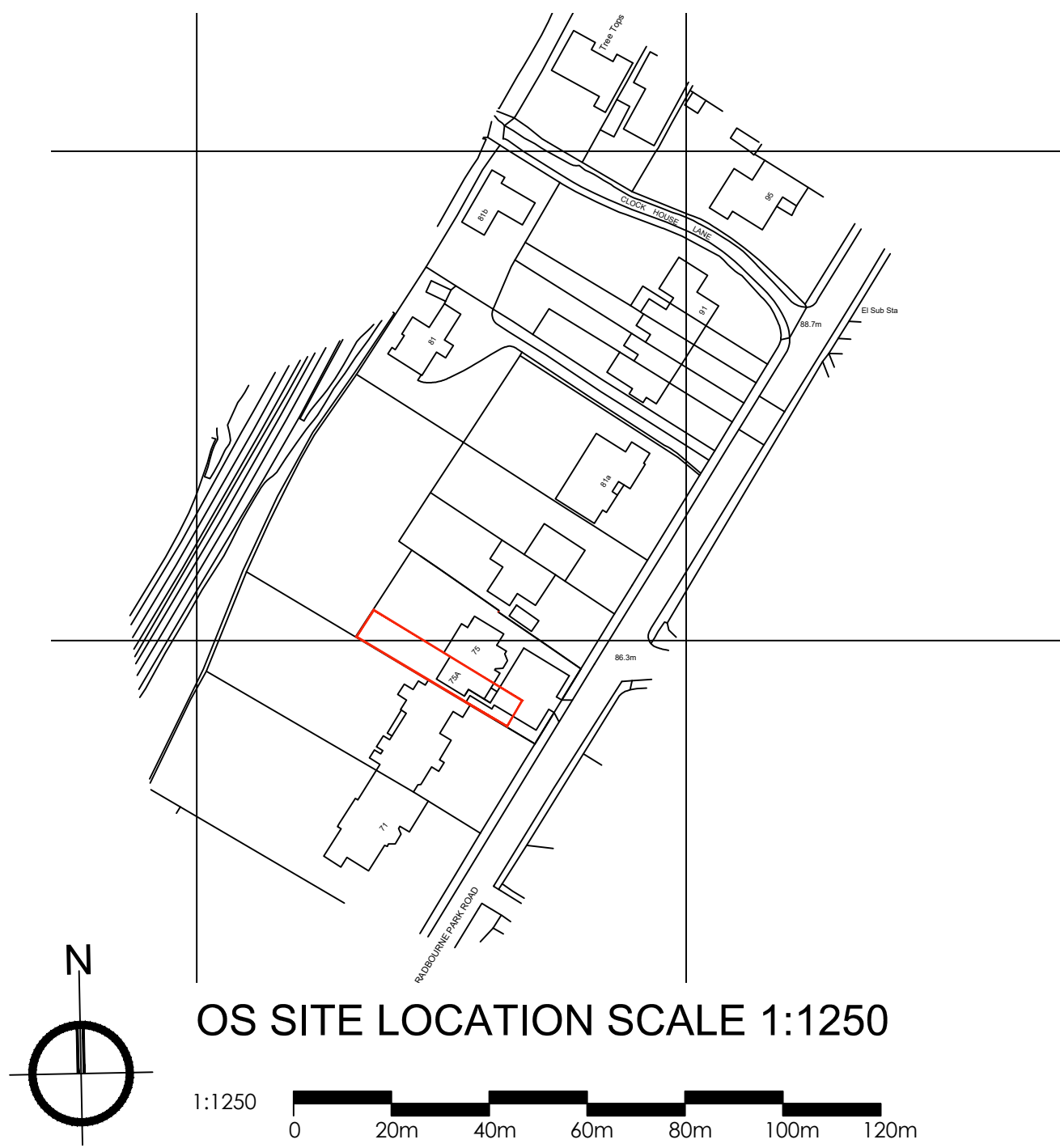
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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Site: 75 Bradbourne Park Road Sevenoaks Kent TN13 3LH

Plot	New Address
75 Bradbourne Park Road	St Valerie 75 Bradbourne Park Road Sevenoaks Kent TN13 3LH
Plot 1, 75 Bradbourne Park Road	Norton House 75A Bradbourne Park Road Sevenoaks Kent TN13 3LH

75A BRADBOURNE PARK ROAD



NOTES:
THIS DRAWING SHALL NOT BE SCALED
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ALL ELECTRICAL WORKS TO COMPLY WITH CURRENT IEE REGULATIONS.
SEE ALSO RELEVANT DRAWINGS FROM ANY SPECIALIST WORK OR STRUCTURAL DETAILS.
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MARK SELDEN LTD TRADING AS MSD ARCHITECTS



RIBA CHARTERED ARCHITECTS
PLANNING BUILDING REGULATIONS LISTED BUILDINGS
THE OLD LIBRARY DUDLEY ROAD TUNBRIDGE WELLS KENT TN11 1LE
T 01892 440393 E info@msdarchitects.com W www.msdarchitects.co.uk

PROJECT:
75A BRADBOURNE PARK ROAD
SEVENOAKS
KENT
TN13 3LH

SCALE 1:1250 & 1:500 @ A1

SITE PLAN

PURPOSE: TITLE PLAN

DATE: JAN 25 DWG NO. 1580 LR001
© MSD Architects do not scale from this drawing

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE
SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL

75A BRADBOURNE PARK ROAD SEVENOAKS KENT TN13 3LH

Agenda Item 7c – Street Naming and Numbering:

Correspondence to note between Sevenoaks Town Council and Sevenoaks District Council regarding The Royal Oak Hotel

From: Sevenoaks Town Planning
Sent: 08 April 2025 12:12
To: Street Naming
Subject: Former Royal Oak Hotel - 25/00014/NEWDEV

Good morning

I am writing in response to the street naming and numbering notification received by Sevenoaks Town Council on 20th March 2025, relating to the recent name change of The Royal Oak Hotel, High Street, Sevenoaks, TN13 1HY – referenced 25/00014/NEWDEV.

I have been asked to register the Sevenoaks Town Councillors' deep disappointment with this decision and the loss of the Royal Oak name, due to the long history and local heritage behind it. Although I am unable to find online at which point the 18th Century building was changed from “the Black Bull” to “Royal Oak”, there does appear to be record as long ago as 1775 where it is referred to as The Royal Oak Inn.

Furthermore, the District Council's 2021 Street naming and numbering Policy states in section 9.4. that “Wherever possible Sevenoaks District Council encourages the use of names that reflect the local history, geography, or character of the area” and that “where an area, site or previous building has names [...] historically associated with it, it is usual to preserve these”. **It is for this reason as well as the significant heritage and prominence of the site that the Town Councillors have urged the District Council and the developers to please reconsider the name change and restore its former name.**

Kind regards
Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

From: Street Naming
Sent: 09 April 2025 16:27
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Subject: RE: Former Royal Oak Hotel - 25/00014/NEWDEV

Dear George

Thank you for your email. I appreciate you taking the time to write to me.

I should explain that the developer's first choice was to incorporate 'Royal Oak' as part of the building name. We (Sevenoaks District Council) were not able to accommodate this request for the reasons set out below.

The use of the name 'Royal Oak' could not be used as the adjoining property incorporates the name 'Royal Oak'. Therefore using this name would have breached section 11.4 of our policy.

From SNN Policy 2021

*11.4. Suggested names will not be accepted if they are difficult to pronounce, or if they are similar to the name of another property, building or street name in the surrounding area, which would cause confusion. For example, duplicated house names on the same road, or within the same postcode sector, will not be permitted. A postcode sector is identified by the first five characters of a postcode e.g. TN13 3**.*

In this specific instance there were concerns that 'Royal Oak House, 5 High Street' could cause confusion with '5 Royal Oak 'something', High Street'.

You referred to Section 9 of the SNN Policy 2021, but Section 9 refers specifically to street names, not property/house names.

This approach is followed by all local authorities with Street Naming and Numbering responsibilities and adheres to national addressing guidance issued by the National Land and Property Gazetteer Custodians (GeoPlace).

Excerpt from 'GeoPlace Data Entry Conventions and Best Practice for Addresses - DEC-Addresses Version 3.4'

The DEC-Addresses therefore details:

- *The data entry conventions which must be adhered to.*
- *Best practice guidelines which should be followed.*
- *Processes.*
- *Policy recommendations.*
- *Statutory and contractual rules and regulations which must be followed.*

The intention is not to perpetuate addressing/addresses which would not be accepted under current addressing standards. We take our role of ensuring the safety and welfare of our residents (from an addressing perspective) very seriously and will not implement addresses that could potentially lead to the delay of a resident receiving aid or assistance from the emergency

services. Obviously deliveries and mail play a significant part, which is why Royal Mail are consulted on all address changes, as well as Kent Fire and Rescue on any major developments from a blue light perspective.

I hope that clearly explains why the decision could not be made to incorporate 'Royal Oak' in any new building/house name.

Thank you again for your email.

Kind regards

Fraser

Fraser McGregor

GIS Team Manager

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **1st April 2025 to 11th April 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)
24/03295/HOUSE	27 Knole Way – Town	Cllr Michaelides	27th January 2025: STC recommended approval, 2 conditions.	8 th April 2025: SDC Granted, 4 conditions.
25/00144/HOUSE	7 The Middlings – Kippington	Cllr Daniell	24th February 2025: STC recommended approval, 2 conditions.	2 nd April 2025: SDC Granted, 3 conditions.
25/00185/HOUSE	Woodcott, 36 Oakhill Road – Kippington	Cllr Daniell	24th February 2025: STC recommended approval.	1 st April 2025: SDC Granted, 3 conditions.
25/00188/FUL	1 Blackhall, Blackhall Lane – Wildernessee	Cllr Clayton (on behalf of Wildernessee)	24th February 2025: STC recommended approval, 1 condition.	2 nd April 2025: SDC Granted, 11 conditions
25/00248/HOUSE	24 St Botolphs Road – Town	Cllr Willis	24th February 2025: STC recommended approval, 1 condition.	3 rd April 2025: SDC Granted, 3 conditions.
25/00299/CONVAR	53 Bradbourne Vale Road – St Johns	Cllr Dr Dixon	24th February 2025: STC did not comment as neighbour, 1 informative (noting policies L1 and L4)	9 th April 2025: SDC Refused, 1 ground.
25/00319/HOUSE	Bucklands, Wildernessee Avenue – Wildernessee	Cllr Clayton (on behalf of Wildernessee)	24th February 2025: STC recommended approval, 2 conditions.	10 th April 2025: SDC Granted, 3 conditions.
25/00521/HOUSE	16 Pontoise Close – Northern	Cllr Shea	10th March 2025: STC recommended approval.	10 th April 2025: SDC Granted, 3 conditions.
25/00328/LDCEX	1 Roma Court, Bradbourne Vale Road – St Johns	Cllr Skinner	24th February 2025: STC recommended approval.	1 st April 2025: SDC Certified lawful existing use / development.
25/00331/HOUSE	26 Amherst Road – St Johns	Cllr Skinner	24th February 2025: STC recommended approval.	3 rd April 2025: SDC Granted, 3 conditions.

25/00348/MMA	Knocklofty, Hitchen Hatch Lane – St Johns	Cllr Camp	24th February 2025: STC recommended approval, 2 conditions.	3 rd April 2025: SDC Granted, 5 conditions.
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Planning Applications to be Considered

Planning Applications received to be considered on 22 April 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	24/03427/FUL	Nicola Furlonger 24/04/2025	Cllr Shea	David Lock Associates
Case Officer				
Applicant		House Name	Road	Locality
Tarmac Trading Ltd		Former Oast, Sevenoaks Quarry	Bat and Ball Road	Northern
Town		County	Post Code	Application date
				01/04/25
24/03427/FUL - Amended plan				
Restoration works to the Oast House, including, replacement and repair of walls, windows, guttering and roof, internal renovations and associated restoration operations.				
A summary of the main changes are set out below:				
Revised Restoration Management Plan and Bat Surveys.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/00625/LBCALT	Samantha Yates 26/04/2025	Cllr Granville	N/A
Case Officer				
Applicant		House Name	Road	Locality
Deckhouse Sevenoaks Limited			44 London Road	Town
Town		County	Post Code	Application date
				03/04/25
Alterations to modern arched canopy over walkway to main entrance.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSLZF9BKMMB00			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00652/HOUSE	Stephanie Payne 26/04/2025	Cllr Clayton	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr S Tomkins			1 Pinewood Avenue	Eastern
Town		County	Post Code	Application date
				03/04/25
Demolish garage and outbuildings. New garage with rooflights, solar panels, and electric vehicle charging points, new shed. Associated changes to landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSRJFEBKMOW00			

4	Plan Number	Planning officer	Town Councillor	Agent
	25/00704/HOUSE	Christopher Park 24/04/2025	Cllr Skinner	Crofton Design Services Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 22 April 2025

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Friend	Cogara	22 Vine Avenue	St Johns
Town	County	Post Code	Application date
			01/04/25
Demolition of existing store room and loggia and construction of a single storey rear extension, garage conversion, part front extension with new open porch. Loft conversion with side and rear dormers. Alteration to fenestration and rooflights. Relocate manholes, alterations to path and elevation changes.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST2NQCCKMTH00		

5	Plan Number	Planning officer	Town Councillor	Agent
	25/00723/HOUSE	Christopher Park 27/04/2025	Cllr Daniell	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr N Wheeler		Woodfield	Oak Lane	Kippington
Town		County	Post Code	Application date
				04/04/25
Two-storey rear extension, new front porch, and changes to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST4I49BKMV700			

6	Plan Number	Planning officer	Town Councillor	Agent
	25/00724/HOUSE	Summer Aucoin 30/04/2025	Cllr Daniell	OPEN Architecture
Case Officer				
Applicant		House Name	Road	Locality
S&M Tinkler			26 Garth Road	Kippington
Town		County	Post Code	Application date
				07/04/25
First floor side extension, part garage conversion and loft conversion with velux windows front and rear, alterations to fenestration together with landscape alterations to enable an in/out driveway with gates.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST4I4XBKMV900			

7	Plan Number	Planning officer	Town Councillor	Agent
	25/00735/LBCALT	Abbey Aslett 30/04/2025	Cllr Michaelides	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr Ginzler			44 High Street	Town
Town		County	Post Code	Application date
				07/04/25
Removal of 2no. UPVC windows; installation of 2no. double-glazed timber windows.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STA1ZDBKMVS00			

Planning Applications to be Considered

Planning Applications received to be considered on 22 April 2025

8	Plan Number	Planning officer	Town Councillor	Agent
	25/00783/HOUSE	Summer Aucoin 30/04/2025	Cllr Gustard	MB Design and Architecture
Case Officer				
Applicant				
Mr J Cox				
House Name				
Edenhurst Cottage				
Road				
52 Oakhill Road				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
07/04/25				
Demolition the existing conservatory and construction a single storey rear extension with lantern rooflight.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STFM5DBKMZC00				

9	Plan Number	Planning officer	Town Councillor	Agent
	25/00805/HOUSE	Abbey Aslett 03/05/2025	Cllr Wightman	Harringtons 2006
Case Officer				
Applicant				
Mr R Lingard				
House Name				
Cranes End				
Road				
Wilderness Avenue				
Locality				
Wilderness				
Town				
County				
Post Code				
Application date				
10/04/25				
To demolish the conservatory and erect a single storey extension. Alteration to fenestration. Rooflights				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHGTUBKN1H00				

10	Plan Number	Planning officer	Town Councillor	Agent
	25/00831/HOUSE	Summer Aucoin 03/05/2025	Cllr Granville	Harringtons 2006
Case Officer				
Applicant				
Mr Wdwards				
House Name				
1 Waterworks Villa				
Road				
Oak Lane				
Locality				
Town				
Town				
County				
Post Code				
Application date				
10/04/25				
Replacement crown roof with a hipped pitched roof				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STN0UJBKN2Z00				

11	Plan Number	Planning officer	Town Councillor	Agent
	25/00846/HOUSE	Danielle Durham 02/05/2025	Cllr Gustard	Js Designs (london) Limited
Case Officer				
Applicant				
Mrs S Spiers				
House Name				
Road				
52 The Rise				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
09/04/25				
Two-storey side extension. Single-storey garage extension to front. Alterations to fenestration. Associated changes to landscaping.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOVJQBKN4800				

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12	Plan Number 25/00852/HOUSE	Planning officer Summer Aucoin 02/05/2025	Town Councillor Cllr Ancrum	Agent Harringtons 2006
Case Officer				
Applicant Mr S Walder		House Name Pippins	Road 36 Wildernesse Mount	Locality Eastern
Town		County	Post Code	Application date 09/04/25
Extend roof ridge, install new dormer, and enlarge existing dormer. Remove chimneys. Demolish rear conservatory and replace with single-storey extension. Changes to fenestration.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOWS0BKN4L00		

13	Plan Number 25/00853/HOUSE	Planning officer Summer Aucoin 02/05/2025	Town Councillor Cllr Ancrum	Agent Harringtons 2006
Case Officer				
Applicant Mr G Lloyd		House Name	Road 34 Wildernesse Mount	Locality Eastern
Town		County	Post Code	Application date 09/04/25
Extend roof ridge and install new dormer. Demolish rear extension. Changes to fenestration.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOWSBBKN4N00		

14	Plan Number 25/00873/HOUSE	Planning officer Christopher Park 03/05/2025	Town Councillor Cllr Daniell	Agent Harringtons 2006
Case Officer				
Applicant Mr P Niven		House Name Homefield	Road 93 Oakhill Road	Locality Kippington
Town		County	Post Code	Application date 10/04/25
To install two flexible flat roof sun tunnels with black finish into the lead flat roof over the second floor landing area.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STQQ2MBKFG100		

15	Plan Number 25/00875/HOUSE	Planning officer Summer Aucoin 04/05/2025	Town Councillor Cllr O'Hara	Agent Incalmo Architects Limites
Case Officer				
Applicant Mr D Fuller		House Name	Road 168 Seal Road	Locality Northern
Town		County	Post Code	Application date 11/04/25
Erection of a new Front Porch				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STQQ3EBKFG500		

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16	Plan Number	Planning officer	Town Councillor	Agent
	25/00884/HOUSE	Abbey Aslett 01/05/2025	Cllr Dr Dixon	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Osinibi		Montague House	6 Hitchen Hatch Place	St Johns
Town		County	Post Code	Application date
				08/04/25
Alteration to fenestration to side elevation.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STSKMHBKFGV00		

17	Plan Number	Planning officer	Town Councillor	Agent
	25/00885/HOUSE	Stephanie Payne 04/05/2025	Cllr Gustard	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Dr & Mrs Gardner			7 The Rise	Kippington
Town		County	Post Code	Application date
				11/04/25
Construction of front entrance porch, Demolition of carport and construction of single storey side extension with rooflights. Part one/two storey rear extension with Juliet balcony and rooflight. Solar panels to southern roof slope and rooflights to bathrooms and alterations of existing windows.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STSKN1BKFGY00		

18	Plan Number	Planning officer	Town Councillor	Agent
	25/00890/HOUSE	Summer Aucoin 04/05/2025	Cllr Dr Canet	CJ Harding Design
Case Officer				
Applicant		House Name	Road	Locality
Mrs A Farooq			27 Bosville Road	Northern
Town		County	Post Code	Application date
				11/04/25
Loft conversion with dormer extension, juliet balconies, and roof lantern. Demolish existing conservatory, to be replaced by single-storey rear extension with roof lantern. Demolish and replace front porch. Alterations to fenestration. Demolish existing garage and replace with new garage.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STSKTUBKFH800		

19	Plan Number	Planning officer	Town Councillor	Agent
	25/00934/MMA	Anna Horn 03/05/2025	Cllr Gustard	Tony Holt Design
Case Officer				
Applicant		House Name	Road	Locality
Mr L Humberstone			7 Yeomans Meadows	Kippington
Town		County	Post Code	Application date
				10/04/25
Amendment to 24/02955/CONVAR to amend fenestrations.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STSKTUBKFH800		

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[applications/applicationDetails.do?activeTab=summary&keyVal=STUFIWBKFIV00](#)