



Tuesday, 8th July 2025

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday 14th July 2025 at 19:00pm**. This will be followed by an Extra Ordinary meeting of the Town Council.

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/0r9HLmOFrzY> 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 wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. 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](#).

Deputy Town Clerk / Responsible Finance Officer

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 Libby Ancrum	Cllr Sally Layne
Cllr Sue Camp (Chair)	Cllr Lise Michaelides
Cllr Dr Marilyn Canet	Cllr Lionel O'Hara
Cllr Tony Clayton – Mayor	Cllr Claire Shea – Leader
Cllr Catherine Daniell – Deputy Leader	Cllr David Skinner OBE (Vice Chair)
Cllr Dr Peter Dixon	Cllr Nicholas Varley
Cllr Victoria Granville – Deputy Mayor	Cllr Gareth Willis
Cllr Chloe Gustard	Cllr Nigel Wightman

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public 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 7-19) To receive and agree the minutes from the Planning Committee Meeting held on 30th June 2025.
5	KENT ASSOCIATION OF LOCAL COUNCILS: SURVEY ON LOCAL GOVERNMENT REORGANISATION (Pages 21-30) a) To receive reminder that the Kent Association of Local Councils is seeking feedback via a Local Government Reorganisation Survey on how Town and Parish Councils are approaching the upcoming government reorganisation and future devolution. b) To receive and agree a draft response, as prepared by the Town Clerk on behalf of the Town Council. (Attached)
6	SEVENOAKS DISTRICT COUNCIL - PUBLIC CONSULTATION ON PROPOSED ACTIVE TRAVEL ROUTE (Pages 31-33) a) To receive reminder that Sevenoaks District Council is consulting on early plans for a walking, wheeling and cycling route between Otford Town Centre and Bat & Ball in Sevenoaks, with Cllr Clayton and Cllr Shea having been nominated by the Planning & Environment Committee on 16th June 2025 to produce a draft response. b) To note that all documents relevant to the consultation, including supporting documents and opportunity to comment on the proposals are available to view via the following webpage: https://engagement.sevenoaks.gov.uk/strategic-planning/otfordtosevenoaks/

	<p>c) To receive copy of a draft response as prepared by Cllr Clayton, with additional comments provided by the Town Clerk, and to agree a final response to submit to the District Council.</p>
7	<p>KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON DRAFT ADULT SOCIAL CARE PREVENTION FRAMEWORK (Pages 35-38)</p> <p>a) To receive reminder that Kent County Council is consulting on its draft Adult Social Care Prevention Framework, with the comment deadline being 14th July 2025. A one-day extension has been agreed to however, in order to permit the Town Council to agree a formal response during the current meeting.</p> <p>b) To note that all documents relevant to the consultation, including supporting documents and opportunity to comment on the proposals are available to view via the following webpage: https://letstalk.kent.gov.uk/prevention-framework</p> <p>c) To receive copy of a draft response as prepared by Cllr Clayton, Cllr Dr Canet and Cllr Granville and to agree a final response.</p>
8	<p>KENT COUNTY COUNCIL PROPOSED AMENDMENT 10: A WAITING RESTRICTIONS ORDER AND ZEBRA CROSSING (Pages 39-48)</p> <p>a) To receive notice that Kent County Council has published deposit documents for its proposed Order for Amendment 10: a Waiting Restrictions Order as well as separate, related deposit documents for a zebra crossing on Dartford Road. These propose to "place a zebra crossing point and remove the DYLS on both sides of the road between the southern boundary of 37 Dartford Road to a point 16.5 metres south and 24.5 metres north."</p> <p>b) To note that representations supporting or objecting to the proposed Order and zebra crossing can be made via Kent County Council's website via the below link until 21st July 2025, and to decide whether the Town Council submit a formal response: https://letstalk.kent.gov.uk/dartford-road-sevenoaks-10-waiting</p>
9	<p>BAT & BALL JUNCTION ROUNDABOUT OFFICER AND COUNCILLOR DISCUSSIONS (Pages 49-56)</p> <p>To receive and acknowledge the notes of a "roundtable" meeting held on 3rd July 2025 between Officers and Councillors from Kent County Council, Sevenoaks District Council, and Sevenoaks Town Council. This had been arranged in order to discuss whether any amendments to the design of the roundabout, due to be delivered at the Bat & Ball junction as part of the Sevenoaks Quarry development, would be permissible under the terms of the Outline planning permission and Section 106 legal agreement.</p>
10	<p>TEMPORARY ROAD CLOSURES (Page 57)</p> <p>To receive and note copy of correspondence regarding upcoming repairs and related road closures at the embankment on the A21, along the A21 Tonbridge Bypass.</p>

11	<p>APPEAL DISMISSED: 50 ST JOHNS HILL (Pages 59-60) To receive notice that the following appeal has been DISMISSED and planning permission Refused by the Planning Inspector on 2nd July 2025.</p> <ul style="list-style-type: none"> • APP/G2245/W/24/3354406: 23/03429/FUL – 50 St Johns Hill
12	<p>ENFORCEMENT APPEAL LODGED: LAND AT THE REAR OF 79 WEALD ROAD (Pages 61-63) a) To receive notice of the submission of the following appeal against an enforcement notice issued by Sevenoaks District Council:</p> <ul style="list-style-type: none"> • APP/G2245/C/25/3367363: 25/00020/ENF - Land at the Rear of 79 Weald Road <p>b) To note that the Appeal is proceeding under Written Representations Procedure, therefore the Town Council may provide comment. This must be done by 11th August 2025.</p> <p>INFORMATIVES: This is an appeal against an Enforcement Notice for works undertaken without planning permission. The Town Council therefore does not have pre-existing comments submitted under this appeal.</p> <p>c) To note that the full documentation may be accessed through the District Council's Appeals Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=SXNCM1BK0MR00</p>
13	<p>DEVELOPMENT MANAGEMENT COMMITTEE a) To note that a meeting of the District Council's Development Management Committee is due to take place on 17th July 2025 at 7pm, the Agenda for which will have been published after that of the current meeting.</p> <p>b) To discuss and agree whether a Town Councillor be registered to speak on any planning applications relevant to Sevenoaks Town, if deemed appropriate.</p>
14	<p>DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 65-69) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the six weeks ending 7th July 2025.</p>
15	<p>PLANNING APPLICATIONS (Pages 71-77) 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 7th July 2025.</p>
16	<p>PRESS RELEASES</p> <p>To consider any item in this report that would be appropriate for a press release.</p>

[Page deliberately left blank]

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 30 June 2025 in the Council Chamber, Town Council Offices, TN13 3QG**

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

<https://youtube.com/live/ifu2FR4i-q0>

Meeting commenced: 19:00

Meeting Concluded: 20:28

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum	Apologies	Cllr Layne	Apologies
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
Cllr Clayton – Mayor	Apologies	Cllr Shea – Leader	Present, left at 8:25pm
Cllr Daniell – Deputy Leader	Apologies	Cllr Skinner OBE – Vice Chair	Apologies
Cllr Dr Dixon	Apologies	Cllr Varley	Present
Cllr Granville – Deputy Mayor	Present	Cllr Willis	Apologies
Cllr Gustard	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

174 - APOLOGIES FOR ABSENCE

As above.

175 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

176 - DECLARATIONS OF INTEREST

None.

177 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 16th June 2025.

It was RESOLVED that the minutes be approved.

178 - SEVENOAKS TOWN COUNCIL'S REQUEST FOR WICKENDEN ROAD RECONSTRUCTION TO BE EXTENDED

Councillors noted confirmation from Kent County Council's Road and Flooding Alleviation team that reconstruction of the remainder of Wickenden Road as well as adjoining Swaffield Road is featured in Kent County Council's Forward Works Plan. It was noted that a delivery timeline was not currently available due to such works being re-prioritised annually dependent on budget allocations.

179 - KENT ASSOCIATION OF LOCAL COUNCILS: SURVEY ON LOCAL GOVERNMENT REORGANISATION

a) The Committee noted that the Kent Association of Local Councils is seeking feedback via the below-linked survey, on how Town and Parish Councils are approaching the upcoming government reorganisation and future devolution:

<https://www.surveymonkey.com/r/8TD637L>

b) It was noted that the survey deadline is 21st July 2025. It was therefore **RESOLVED** to defer the item to the next meeting on 14th July, at which a draft response would be presented by Officers, with comments from Councillors welcomed in advance.

180 - BUILDING CONTROL TEAM'S RESPONSE TO TOWN COUNCIL CONCERNS REGARDING THE MONITORING PROCESS OF A RECENT DEVELOPMENT

a) The Committee received and noted a response from Sevenoaks District Council's Building Control team, responding to the Town Council's concerns regarding its monitoring and enforcement process during the recent inaccurate delivery of a local planning application. Councillors expressed disappointment that the response did not address the discrepancy between the built form and approved plans. It was noted, however, that further response had since been received on behalf of the Chief Executive, who had initiated an investigation into the matter.

b) It was agreed that the Town Council await further update from the Chief Executive – expected by 10th July 2025 – with Councillors to follow up should the response remain unsatisfactory.

181 - KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON DRAFT ADULT SOCIAL CARE PREVENTION FRAMEWORK

a) The Committee received reminder that Kent County Council is consulting on its draft Adult Social Care Prevention Framework, and that a Working Group was formed on 16th June 2025 comprising Cllr Camp, Cllr Clayton, Cllr Dr Canet and Cllr Granville to prepare a draft response.

b) It was noted that all documents relevant to the consultation, including supporting documents, dates of in-person and online drop-in sessions and opportunity to comment on the proposals are available to view via the following webpage:

<https://letstalk.kent.gov.uk/prevention-framework>

c) The Committee received and noted copy of correspondence from Kent County Councillors in relation to the Town Council's concerns about the accessibility of the consultation to residents with less confidence with, or access to, online services.

d) It was **RESOLVED** that the item be deferred to the next meeting on 14th July in order to allow the Working Group further time to prepare a draft response.

182 - SEVENOAKS DISTRICT COUNCIL - PUBLIC CONSULTATION ON PROPOSED ACTIVE TRAVEL ROUTE

a) The Committee received reminder that Sevenoaks District Council is consulting on early plans for a walking, wheeling and cycling route between Otford Town Centre and Bat & Ball in Sevenoaks, and that Cllr Clayton and Cllr Shea had been previously nominated by the Planning & Environment Committee on 16th June 2025 to produce a draft response.

b) It was noted that all documents relevant to the consultation, including supporting documents, dates of in-person drop-in sessions and opportunity to comment on the proposals are available to view via the following webpage:

<https://engagement.sevenoaks.gov.uk/strategic-planning/otfordtosevenoaks/>

c) Cllr Shea presented a draft response as produced by Cllr Clayton in discussion both with herself and Otford Parish Councillors. This highlighted in particular, the disadvantage of the route failing to link with the East to West cycling route as well as nearby schools, as well as the bridge which links Swanzy Road to Cramptons Road.

d) Councillors thanked both Cllr Shea and in particular Cllr Clayton for producing the draft response. It was **RESOLVED** that final approval of the formal response be deferred to the next meeting however, in order to allow residents' views at the Bat & Ball consultation event to inform the final submission.

183 - TECHNICAL PLANNING GOVERNMENT CONSULTATIONS

a) The Committee received reminder that central Government is running the following key public consultations relating to the planning system:

- **Consultation 1:** [Implementing measures to improve transparency of Build Out](#) - closing 7th July

- **Consultation 2:** [Exploration of potential incentives and penalties to encourage buildout](#) - closing 7th July 2025
- **Consultation 3:** [Proposed reform of site thresholds to introduce three separate thresholds](#) - closing 9th July 2025
- **Consultation 4:** [Proposed reform of planning committees](#) - closing 23rd July 2025
- **Consultation 5:** [Proposals to change BNG requirements for minor, medium and brownfield development](#) - closing 24th July 2025
- **Consultation 6:** [Proposed introduction of BNG requirements for National Significant Infrastructure Projects](#) - closing 24th July 2025

b) The Committee received and noted a report summarising the contents of each of the above consultations, which were discussed one-by-one.

c) It was **RESOLVED** that the following responses be submitted to the relevant government consultations:

- **Consultation 1:** Councillors welcomed support from the government to encourage built-out, however expressed concern that the proposed thresholds for requiring transparency reports would not capture non-housing projects or smaller developments on important strategic sites. The Town Council therefore recommended as an alternative that a standard condition be introduced for planning permissions, requiring the *completion* of building works within a set timeframe, as opposed to being limited to the commencement of works.
- **Consultation 2:** Councillors recommended that powers be granted to Town and Parish Councils to pursue their own Compulsory Purchase Orders (CPO) independent of Local Planning Authorities (LPAs). This was considered especially important given the upcoming government reorganisation and devolution, which will see District and Borough Councils replaced with less local, unitary councils.
- **Consultations 3 and 4:** Councillors expressed concern that reducing the scope of planning applications that can be considered by LPA Planning Committees could risk a reduction in local democracy and debate in a public forum. Councillors suggested that a more appropriate condition for when an application could be restricted from being considered at a LPA Planning Committee could be in instances where the local Town or Parish Council has supported the application. This in order to retain the important influence of locally elected representatives and a modicum of democratic process.
- **Consultation 5:** Councillors recommended that any new central government policies regarding Biodiversity Net Gain should only apply to areas where they would not conflict with existing locally set policies on Biodiversity Net Gain, either in Local Plans or Neighbourhood Development Plans. This was considered important to local democracy due to the contents and policies within Neighbourhood Plans having been set and voted on by local residents.

- **Consultation 6:** This consultation was not considered relevant to Sevenoaks Town, due to there being no land available for Nationally Significant Infrastructure Projects.

d) Councillors thanked the Planning Committee Clerk for her summary report of the various planning policy consultations.

184 - CONSULTATION ON A NEW TOWN COUNCIL

a) Councillors received reminder that Tonbridge & Malling Borough Council had launched a consultation on 2nd June 2025, seeking views on whether a Town Council should be created for Tonbridge. This will run for six weeks and conclude at 5pm on 14th July 2025.

b) It was noted that full details including Frequently Asked Questions and online survey are available to view via the following link: <https://www.tmbc.gov.uk/voting-elections/tonbridge-town-council-review>

c) It was noted that the Town Clerk alongside Cllr Shea as Leader of the Town Council had joined a formal meeting and panel to answer questions about Town and Parish Councils. Councillors wished the potentially emerging Town Council well, however did not consider it appropriate for a formal response to be submitted.

185 - STREET NAMING AND NUMBERING - NOTIFICATION OF AMENDED ADDRESS

Councillors noted that the former address of Ty Tyle Coch, Ashgrove Road had been renamed Springshaw, Ashgrove Road.

186 - PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the two weeks ending 23rd June 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

187 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, providing an update on the Former Farmers Site planning application, and the Town Council's latest recommendation.

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 Tony Clayton
- Cllr Victoria Granville
- Cllr Chloe Gustard
- Cllr Claire Shea
- Cllr David Skinner
- Cllr Nick Varley

Planning Applications Considered

Applications considered on 30-6-25

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01339/FUL	Sean Mitchell 14/07/2025	Cllr Shea (As Leader, on behalf of Cllrs Wood)	NTR Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Glenman Corporation Ltd	Former Site of the Farmers	London Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/06/25	

24/01339/FUL - Amended plan

Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.

A summary of the main changes are set out below:

Additional information - transport statement and updated Flood Risk and drainage report.

Comment

Sevenoaks Town Council continued to maintain its objections to the application, including its concern about the lack of any contribution to the affordable housing needed for the residents of Sevenoaks, and recommended refusal on the following grounds:

- The scale and massing of the development is out of character with other existing and new developments in the area;
- It would have an overbearing impact on houses on St Botolphs Avenue, with the potential for serious overlooking into neighbouring gardens and houses;
- As currently proposed, the application does not include a sufficient Transport and Travel Plan, which is needed to demonstrate that the site and existing transport facilities can indeed support a carless development;
- There is a serious deficit on Biodiversity gain, given the original green state of the previous permission and the requirement under Sevenoaks Town Neighbourhood Plan Policy L1 for new development to deliver a 10% net gain in biodiversity.
- Lack of any affordable housing or contribution towards delivering it offsite - both of which the Town Council notes were conditioned on the previous Appeal decision for development on this site.

Informative:

Sevenoaks Town Council advised that consideration must also be given to the improving both design and pedestrian safety of the very busy junction where Hitchen Hatch Lane and London Road intersect.

In addition, the Town Council considered that these proposals should have first been submitted to a Design Review Panel prior to the planning application stage in order to address such concerns.

This as per the Sevenoaks Town Neighbourhood Plan under Aim C6, which states that "The Town Council will normally require major planning applications or sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process".

The Town Council on review of the additional documents uploaded - namely the updated Transport Statement - noted that this fails to acknowledge the poor design of the existing junction and its crossing, nor the steep incline and narrow pavements towards the Town Centre and the deterrent that they causes both to pedestrians and cyclists in accessing the Town Centre.

The Town Council also noted that the proposed cycle store has insufficient cycle storage for the number of units and new residents proposed, with no provision for a Car Club and no parking space for the delivery vehicles which would be servicing the new flats.

Planning Applications Considered

Applications considered on 30-6-25

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00005/FUL	Summer Aucoin 01/07/2025	Cllr Clayton	Designhomeplan Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Micallef		50 St Johns Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/06/25	

25/00005/FUL - Amended plan

Single storey rear extension with rooflight, alterations to fenestration.

A summary of the main changes are set out below:

The applicant has provided further drawings.

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommend approval, provided that:

- The Planning Officer is satisfied that there is no detriment to neighbouring flats, and
- Parking requirements generated by this extension can be accommodated on site.

Planning Applications Considered

Applications considered on 30-6-25

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00410/HYB	Sean Mitchell 07/07/2025	Cllr Dr Canet	DHA Planning
Applicant	House Name	Road	Locality	
Sevenoaks District Council	Council Depot	Otford Road	Northern	
Town	County	Post Code	Application date	
			16/06/25	

25/00410/HYB - Amended plan

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).

A summary of the main changes are set out below:

Additional SuDs information, amended Computer Generated Images (CGI), landscape drawing, refuse store drawing, revised design and access statement.

Comment

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

- Non-compliance of the 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 siting 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 fast food restaurant, which is likely to attract school children, poses a highway safety concern, and no mitigation has been proposed to manage the traffic leaving and entering site at a point with low visibility. The Town Council noted the newly submitted transportation information, however due to the absence of detail on how pedestrians will safely cross, maintained these strong pedestrian-safety concerns.**
- The Town Council considered that the existing level of light industrial use in the area reduced the justification for further such development, placing greater emphasis on safeguarding the area's residential nature, as well as the visual impression of the Town that it provides, as an important gateway location.**

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

Planning Applications Considered

Applications considered on 30-6-25

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.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00839/HOUSE	Summer Aucoin 01/07/2025	Cllr Wightman	BVDS Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Evans	Quarries	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/06/25	

25/00839/HOUSE - Amended plan

Alterations to side and rear glazing, addition of new rooflight to rear roof, new external side canopy and repainting of existing timber windows in new colour.

A summary of the main changes are set out below:

The applicant has updated the plans to remove the solar panels.

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01252/HOUSE	Abbey Aslett 01/07/2025	Cllr Wightman	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Madden	Holly Cottage	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/06/25	

Construction of single garage to side of dwelling. New pitched adjoining roof.

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there is no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered on 30-6-25

6	Plan Number	Planning officer	Town Councillor	Agent
	25/01300/CONVAR	Anna Horn 08/07/2025	Cllr Shea	Offset Architects
Applicant	House Name	Road	Locality	
Mr P Lansdale	Greatness Playing Fields	Mill Lane	Northern	
Town	County	Post Code	Application date	
			17/06/25	

25/01300/CONVAR - Amended plan

Variation of condition 2 (Materials), 3 (Approved drawings), 4 (Landscaping), 6 (Construction Management Plan), 8 (Pedestrian footpath), 9 (Ecological enhancements), 11 (Cycle Parking details), 12 (Lighting details) of 24/00712/FUL to Construction of new covered stands and Club house. Extension to existing parking area with additional parking spaces created. New cycle stands and vehicle charging points. New gate leading to new overspill parking area. Pedestrian cycle path. Resurfacing and re marking of existing parking area. Removal of existing stands. Relocation of gate to skate park. Relocation of cycle stands, bin and bench. New cycle stands. New Paths. Hard and soft landscaping. Addition of bird and bat boxes with amendment to Reduce scheme to meet funding allocation and value engineering.

A summary of the main changes are set out below:

The applicant has amended the plans following the comments from Sports England and the Urban Design Officer, regarding the sight lines into the changing rooms and reinstating the footpath.

Comment

Sevenoaks Town Council did not provide comment, being the landowner.

7	Plan Number	Planning officer	Town Councillor	Agent
	25/01465/MMA	Christopher Park 14/07/2025	Cllr Granville (On behalf of St J	Martin Bush Chartered Ar
Applicant	House Name	Road	Locality	
Mr M Gorringe		48 Golding Road	St Johns	
Town	County	Post Code	Application date	
			23/06/25	

Amendment to 23/01682/HOUSE to increase the length of the rear extension and alter the rear exit into the garden

Comment

Sevenoaks Town Council recommended approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	25/01470/HOUSE	Christopher Park 01/07/2025	Cllr Camp	KmCreations.Ltd
Applicant	House Name	Road	Locality	
Ms Green		52 St Johns Road	St Johns	
Town	County	Post Code	Application date	
			10/06/25	

Proposed single storey rear extension, parapet roof style and two flat roof lights. Change current pitched roof on existing single storey rear extension to match the proposed extension.

Comment

Sevenoaks Town Council recommended approval, provided there is no impact or encroachment to the neighbours on either side from the extension.

Planning Applications Considered

Applications considered on 30-6-25

9	Plan Number 25/01472/HOUSE	Planning officer Stephanie Payne 14/07/2025	Town Councillor Cllr Camp (As Chair, on behalf of Eastern Ward)	Agent KHD Architecture Ltd
Applicant		House Name	Road	Locality
Ms T Munday			20 Serpentine Road	Eastern
Town		County	Post Code	Application date
				23/06/25
First floor side and part-rear extension following demolition of existing dormer, Ground floor infill rear extension, Reinstating of original dropped kerb, relocation of entrance and alterations to fenestration including porch canopy, conversion of garage to habitable room ancillary to dwelling, alterations to landscaping including rear patio.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval provided the Highway Authority is content with the new access which is proposed.

10	Plan Number 25/01499/HOUSE	Planning officer Abbey Aslett 04/07/2025	Town Councillor Cllr Camp (As Chair, on behalf of Eastern Ward)	Agent Elizabeth Nixon Interiors
Applicant		House Name	Road	Locality
Mrs P Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				13/06/25
Loft conversion with a new dormer window. Installation of 3 roof lights with alterations to fenestration.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the large dormer window is subservient to the original ridge height of the main roof.

11	Plan Number 25/01532/FUL	Planning officer Stephanie Payne 07/07/2025	Town Councillor Cllr Michaelides	Agent Kentex Draughting Services Ltd
Applicant		House Name	Road	Locality
Mr M Gill			144A London Road	Town
Town		County	Post Code	Application date
				16/06/25
Proposed loft conversion with dormer and rooflights. Sub-division into two duplex flats.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there will not be an unacceptable loss of amenity and privacy to the neighbouring property.

Planning Applications Considered

Applications considered on 30-6-25

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01573/HOUSE	Christopher Park 09/07/2025	Cllr Gustard	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Robinson			11 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/25
First-storey side/rear infill extension.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity and light to the neighbouring properties.

DRAFT

[Page deliberately left blank]

1. Why are we doing this Survey?

Kent is due to submit its proposals for local government reorganisation by 28th November 2025. These proposals will determine the number and boundaries of the new unitary councils. It is essential that town and parish councils have a voice in shaping this future.

We are therefore gathering feedback to share with district/borough councils, Kent County Council and Medway Council. Your input will also help us at KALC to understand how best to support you through this process and beyond.

Thank you for taking the time to complete this survey—your views will directly influence the future of local government in Kent.

* 1. Name of Council

Sevenoaks Town Council

* 2. District

- ☐ Ashford
- ☐ Canterbury
- ☐ Dartford
- ☐ Dover
- ☐ Gravesham
- ☐ Maidstone
- ☐ Medway
- ☒ Sevenoaks
- ☐ Shepway
- ☐ Swale
- ☐ Thanet
- ☐ Tonbridge and Malling
- ☐ Tunbridge Wells

2. Council Information and Capabilities

* 3. Does your Council have the General Power of Competence

☒ Yes

☐ No

4. If you answered No to Question 3, please tell us why

☐ Not enough elected Councillors

☐ Clerk isn't CiLCA qualified

☐ Other (please specify)

* 5. Does your Council have any of the following Local Council Award Scheme accreditation?

☐ Foundation (now Bronze)

☐ Quality (now Silver)

☒ Quality Gold (now Gold)

☐ None of the above

* 6. How many paid full-time equivalent (FTE) staff does your Council employ (including the Clerk)?

59

* 7. Through re-organisation, would your Council look to take on more staff, if needed?

☒ Yes

☐ No

☐ Don't know

3.

* 8. Does your Council currently provide any of the following services?

- ☒ Public open spaces and parks
- ☒ Play areas
- ☒ Community buildings
- ☒ Allotments
- ☒ Car parks
- ☒ Public Toilets
- ☒ Street Lighting
- ☒ Cemeteries and Churchyards
- ☒ Sports parks ie a MUGA
- ☐ No Assets
- ☐ Other (please specify)

See link to the Town Council's webpage for more details of services provided by Sevenoaks Town Council: https://www.sevenoakstown.gov.uk/Services_21360.aspx

* 9. How does your Council currently engage with residents regarding local service delivery?

- ☒ Local magazine
- ☒ Council website
- ☒ Survey platform
- ☒ Public meetings
- ☒ Notice Boards
- ☒ Social Media
- ☐ Other (please specify)

Councillors' meetings

* 10. Do you feel you need support from KALC to do this?

- ☐ Support on which survey platform
- ☐ Support on wording
- ☒ No
- ☐ Other (please specify)

4. Devolution and Local Government Re-Organisation

* 11. How familiar are you with the concept of devolution and local government re-organisation?

☒ Very familiar

☐ Somewhat familiar

☐ Not familiar at all

12. How can KALC support you through this process?

Arrange meetings with a town and parish council focus – not principal authorities.
Learn from other parts of the country who have gone through this.

13. What opportunities do you think devolution could bring to your community and how can your Council be involved?

Manage facilities at the most hyper local and democratic level.

14. What opportunities do you think local government reorganisation could bring to your community and how can your council be involved?

The 'opportunities' are to ensure residents remain involved in community assets and are represented locally.

15. What are your concerns (if any) about devolution in Kent?

Democratic deficit for residents, increased costs to local taxpayer. Assets being managed remotely. Loss of CIL. % should be retained locally.

16. What are your concerns (if any) about local government reorganisation in Kent?

As above.

* 17. What engagement to date have you had from your district and county council (or unitary council for Medway councils)?

☒

Email updates

☒

Individual meetings with your District Council

☒

Collaborative work with other Councils

☐

Regular liaison meetings

☐

District attendance at Area Committee meeting

☐

Other (please explain)

Opportunity to bid for assets

5. Unitary Authorities and Boundaries

* 18. Would you prefer Kent and Medway to be reorganised into 3 or 4 Unitary Authorities? (For more information, including maps of proposed boundaries, population figures, funding sources and more, please visit this link: [Supplementary-Submission-from-Kent-Councils-on-Local-Government-Reorganisation-FINAL.pdf](#). Please note that the information provided is based only on data from Canterbury, Maidstone, Sevenoaks, Tunbridge Wells, and Tonbridge and Malling councils, and is intended to give an indicative view of what the new unitaries might look like — it does not reflect data from all principal authorities in Kent.)

Note: We are aware that some district councils have explored the financial implications of reorganisation and have raised concerns that a move to four unitary authorities may not offer cost savings compared to the current system. While we do not have full access to this analysis, we include this point for your awareness as you consider your response.

Please explain the reason for your preference:

- ☐ **3 Unitary Councils**
- ☐ **4 Unitary Councils**
- ☐ Please give a reason for your answer.

* 19. Given the current structure of your district, do you feel that your parish/town council still aligns with your existing district authority, or have elements such as local development, infrastructure, or community identity evolved in a way that makes alignment with a neighbouring district more appropriate?

- ☐ Yes, we still feel aligned with our current District
- ☐ Somewhat aligned
- ☐ No, we feel more aligned with a neighbouring District
- ☐ Not sure

* 20. When forming the new unitary boundaries, does reorganising along existing district boundaries work well for your council? If not, please explain why.

- ☐ Yes
- ☐ No
- ☐ If not please explain why.

21. Based on your experience, what do you think any new unitary council(s) should be setting out to achieve in your area?

Combined resources. Working to highest level of service – e.g. recycling

* 22. How would you want any new unitary council (s) to work with your own council? What form of support would you need to enable this to happen effectively?

☒ Parish Liaison Officer at new unitary (dedicated contact)

☐ Regular attendance at Area Committee meeting

☐ Other (please specify)

23. Are there any specific challenges you expect any new unitary council (s) to face and tackle?

Remoteness, inability to talk to correct person. New unitary overwhelmed with major concerns – e.g. social care and no capacity to deal with local matters.

6. Council Responsibilities and Support Needs

24. We recommend that councils make a list of county assets and district assets in your area.
Are there any assets that your council would be willing to take on?

Yes.

25. Are these assets registered as Assets of Community Value?

Yes.

* 26. What external support would your council need to take on additional responsibilities?



None



Financial assistance



Training for Councillors and Staff



Legal and Governance Advice



Administrative support



Other (Please specify)

* 27. What do you see as the main barriers to your council taking on additional responsibilities?



None



Lack of financial resources



Lack of staff capacity



Lack of expertise or knowledge



Concerns about long-term sustainability



Other (please specify)

Principal officers' reluctance.

28. What training would benefit your council in relation to devolution and local service delivery? (e.g. contract management, financial resilience for assets, asset stewardship etc).



7. Final Thoughts

29. Do you have any additional comments or concerns about devolution in Kent?

30. Do you have any additional comments or concerns about local government reorganisation in Kent?

31. KALC currently has 13 Area Committees. Once Kent is reorganised, is it your preference to stick with the 13 Area Committees, go over to 3 or 4 Area Committees to reflect the new unitary authorities or have both?

- ☐ 13 Area Committees
- ☐ 3 or 4 KALC Unitary Committees to replace the current arrangement in light of the new Unitary Councils
- ☐ Both, where the 13 Area Committees report to the 3 or 4 KALC Unitary Committees

Draft Response To Kent County Consultation on Otford - Sevenoaks Walking Wheeling and Cycle Route

This response is based on reports from Town Council Councillors who took part in the consultation events both at Otford Village Hall and the Bat & Ball Station Café, following discussions with Sevenoaks District Council Officers and with supporters and opponents of the plan.

In principle, Sevenoaks Town Council strongly supports an Otford - Sevenoaks cycling route, and has worked with representatives of Otford Parish Council in the past to promote the idea. There are major gains to be had in active travel along this axis:

- for students in Otford to access schools in Sevenoaks
- for commuters to access the stations at either end
- for access without cars to the Vestry industrial area, and the major retail area right on the boundary of the two parishes, and
- to reduce the vehicle congestion at Bat & Ball Junction which is a major barrier in rush hours, and exacerbated during school term time

The Town Council is aware of the earlier work on this route, and of the constraints which have bedeviled earlier proposals. For example, the safety constraints in using the footpath on the east side of the A225 bridge over the M26 prompted the idea of reducing the carriageway. This makes sense - although the Town Council provides comment below on an alternative approach.

The main shortcoming in the plan as presented is that it doesn't link up with the East - West route still under construction with Sevenoaks Town, from Trinity school site to Riverhead School via Knole Academy. It will therefore not achieve its most important objective – to help active travel for schools and reduce school run vehicular traffic. With the route as specified, this problem is not likely to be overcome until the Bat & Ball junction is redeveloped - and perhaps not even then.

If the Local Cycling and Walking Plan is to be credible, it is vital that the routes are joined up to create a network which is safe for students to use. The public reaction to isolated stretches of route which do not attract new wheeling and cycling users is understandably negative; this can be seen in social media posts on the new A25 section of the segregated East - West route in Sevenoaks which appears complete but is not actually joined up to the on - road sections to the end destinations. Nor is there a safe access to the Trinity School site, rendering the schools unable to promote the route. There is a real danger that public perception of this route will affect reaction to the Otford - Sevenoaks proposal.

Most of the Town Council's detailed comments will be aimed at the section within Sevenoaks Town, however there is one major point of principle which Councillors feel strongly about which affects the section in Otford Parish.

It would be possible to link the Otford - Sevenoaks route to the East - West route with a re-prioritisation of investment.

Under the consultation plan, the south bound carriageway of the A225 would be single tracked for most of its length from the entrance to Otford Cemetery to the Vestry Estate roundabout. In addition to creating a cycle route, this also has the merit of slowing traffic. As can be seen on the newly narrowed section of the A25, this has cut speeding substantially and made the pavements more pleasant to walk. However, the length of the A225, alongside which a segregated cycle track would be built, is much longer than the new A25 section, and the number of pedestrians using the footpath is an order of magnitude smaller. The Town Council recommends that it would therefore make more sense to use the existing wide footpath as shared-surface where possible, and only make the A225 single-track over the M26 bridge, where the cycle track has to move away from the bridge parapet for safety reasons.

This would give a significant saving in highway engineering costs, although action would be needed to cut back vegetation to clear the path. With these savings (and others outlined further on) it would be possible to redirect the route, after it has passed Sainsburys, into Cramptons Road, then left into The Moors Road, then left again into the Public Right Of Way which runs behind houses in Swanzy Road, to the public footbridge (which crosses Network Rail and Tarmac land), spanning the railway line and Bat & Ball Road. Having crossed that, the route could come up Queens Drive, turning right up Greatness Lane, to the existing zebra crossing on the A25 opposite Hospital Road. The route could then head south up Hospital Road to join the East - West route where it crosses St Johns Hill, by Wickenden and St James Roads.

The rail footbridge bridge (as pictured below) should, ideally, be replaced with ramps and mirrors added – the latter in order to allow people on the bridge to see oncoming traffic both up and down the stairs / proposed replacement ramp. This may require land acquisition from Network Rail, or from Southern Water whose operations would not be affected. This would make it a viable route linking the 900 new housing units to be built at Sevenoaks Quarry to the shopping area on Otford Road. The bridge is not currently passable with a shopping trolley or a pushchair, so work is essential to avoid shoppers and school-run parents having to join the traffic jams at Bat & Ball. At the very least this bridge requires cycle gullies and mirrors. But given the fact that the plans for Sevenoaks Quarry include both family housing and a high proportion of housing for older people, it would make much more sense for a bridge here to be able to take pushchairs, shopping trolleys and mobility scooters.



Pictured above: The current railway bridge and stairs, the latter of which the Town Council recommends should be replaced with ramps



Pictured above: Proposed locations for mirrors.

The section of the Otford - Sevenoaks route up Cramptons Road should be retained, even if the main route comes up Greatness Lane. This will give access to Bat & Ball community centre, and to Bat & Ball station. The Town Council does not believe road humps in Cramptons Road to be necessary to secure compliance with a safe speed limit. 20mph works well enough elsewhere in residential roads in Sevenoaks without humps, and the Town Council does not see why they are needed here. The money saved would be better used in improvements to the bridge between The Moors Road and Queens Drive, where it could have real impact.

If this alternative approach were taken there would be the following immediate advantages;

- the route would join up with safe cycle routes both to the Trinity / Grammar site and to Knole Academy
- there could be an early reduction of school-run traffic at Bat & Ball before the junction is rebuilt
- an effective route would not be dependent on resolving the Bat & Ball design safely, although that does need to be done
- a safer link from the new housing at Sevenoaks Quarry to retail and employment areas on Otford Road would be in place as infrastructure before the bulk of the Quarry homes are built, so that 'active travel' is a reality for residents from day 1, not an afterthought.

Sevenoaks Town Council urges Kent County Council and Sevenoaks District Council to look at these suggested amendments carefully and positively. It is imperative that the new route works for potential users, and makes the contribution to Active Travel and to traffic-jam reduction which it should.

[Page deliberately left blank]

Sevenoaks Town Council draft response to Kent County Council's draft Adult Social Care Prevention Framework

Sevenoaks Town Council welcomes and supports the main objective of Kent County Council's draft Adult Social Care Prevention Framework, which seeks to prolong the independence of individuals who may need adult social care services in the future, however considers it to be severely lacking in detail and an actionable plan to implement and fund the interventions and support needed to achieve this. There is also the need to consider contingencies for under-provision and unpredictable circumstances which will need urgent attention.

The Town Council strongly recommends that the following revisions to the proposed Framework be implemented:

Amending key terminology to be more inclusive and positive

First and foremost, Sevenoaks Town Council strongly recommends that any terminology which could potentially have negative connotations – particularly that of “prevention first” should be amended to more clearly and positively articulate the Framework's intention.

Social care and disability benefits are notably difficult to obtain, with applicants often feeling that they are being asked to “prove” that they are not requesting aid under false pretences. This can be discouraging, demoralising and dehumanising, and perpetuate the potential stigma related to the requesting of much-needed help. While the Town Council would of course hope that the term “prevention” will be interpreted by readers as relating to the prevention of an individual needing social care through alternative support, it is also mindful that – within the context of how challenging it can be to obtain such resources – it could also be interpreted as the Framework actively working to find reasons to turn people with social care needs away.

While recognising that “prevention” may be the technical term, **Sevenoaks Town Council respectfully but firmly requests that Kent County Council explore alternative phrasing to redirect the focus onto the *retention and supporting of independence* – with the following three replacement headings proposed:**

- **“Adult Social Care Early Support Framework”**
- **“Adult Social Care Early Intervention Framework”**
- **“Adult Social Care Independence Support Framework”**

The Town Council considers that this simple terminology change could not only help to avoid perpetuating the perceived stigma against people with social care needs, but also encourage the perception that this Framework is being introduced to support people with these needs, facilitate their independence and dignity, and improve their physical and mental wellbeing.

Promotion of partnership-working, and identification of delivery bodies

The Framework does not provide details of which various delivery bodies are proposed to facilitate particular services. This is a critical detail which would help identify how

different support mechanisms can be delivered (and by whom), how they can be funded, and most importantly, holistically delivered with “joined-up” thinking which would enhance the quality of service and also reduce risk of duplication between different delivery bodies.

For example, the seven building blocks of health do not recognise the different sources of capital as well as delivery partners that will be needed to support them – for instance, local authorities would be best-placed to provide support with housing options, while *proximity* of friends and family can provide the community benefits needed to support health.

The Framework as currently proposed does not provide detail on which individual areas or provision need to be improved, nor a strategy on how this could be achieved. While the Town Council agrees that the proposed approach of supporting residents to retain their independence is important, there is little detail on how this will be achieved. **This is needed in order to be able to identify areas that need further support from outside bodies to achieve.**

Sevenoaks Town Council as an example would be pleased to provide support towards this initiative where it can. It already facilitates one of the six “Forget-Me-Not” cafés events within Sevenoaks District, which is held once a month and invites people experiencing memory issues, isolation, or loneliness as well as their partners, friends, family or carers to attend and receive peer support and engage in activities in an informal, supportive environment.

Promotion of co-housing models as well as allowing “spare rooms” in housing rentals

The Framework appears to operate on the assumption that individuals with emerging social care needs can reduce their dependence on social care services if they are able to receive help from their families and friends. **However, omitted from this is the consideration of co-housing models** and the benefits that they can provide. Facilitating the formation of co-housing communities would enable residents to help each other and to receive support in turn when they need it, as well as providing important social benefits.

These kinds of communities will only become more necessary, given the generational shift in average household finances no longer being sustainable with only one source of income. Family members and friends are now much less likely to be able to care for vulnerable people, due to their need to uphold work commitments to sustain their household income – let alone potentially financially support a new dependent.

There are a wide variety of effective models for providing co-housing schemes, with Rockdale Village being a particularly successful example of this. This is a multi-format housing association with various different housing schemes from independent private leasing, through funded social housing to fully supported care. The operation model and range of supports makes schemes like this ideal for supporting people before they go into adult social care, as it allows for needs to change over time and caters to a wide range of mobility and independence, as well as financial means.

This is particularly valuable given the prohibition placed on housing association residents against having a vacant bedroom which may otherwise have allowed for them to take in elderly or vulnerable friends or family members who may require intermittent or unplanned support.

The Town Council therefore recommends that consideration be given to the benefits of allowing spare rooms for such emergency needs in order to reduce the strain of unplanned

care needs on adult social care services, where they may have otherwise been able to be provided by family members.

Explicit recognition of the benefit of local housing and community support

Notwithstanding the financial and spatial constraints of friends family members supporting vulnerable adults, **it must be explicitly recognised in the Framework that co-housing and community support is substantially more cost-efficient** than subsidising the support provided through these means via adult social care services.

In addition, Sevenoaks Town Council strongly recommends a greater emphasis be placed on keeping families and communities together and *within an accessible distance*, in order to facilitate the support from unpaid carers and family members, which the Framework recognises as being critical to care-provision needs being met.

Proactively supporting unpaid carers – with specific allusion to respite care

While the Framework recognizes the immensely important contribution that unpaid carers provide to the meeting of adult social care needs, as well as the difficulties that they face sometimes as a result of this, it does not specify *how* they will receive help with this. It proposes to “proactively support their needs to see positive health and wellbeing outcomes”, but does not acknowledge that in order to receive this help, unpaid *need* a reprieve from their carer duties first.

Sevenoaks Town Council’s Councillors have reported on the acute difficulty for carers to source respite care for their charges, particularly due to unavailability but most recently also having been exacerbated by the recent removal of inpatient rehabilitation beds at Sevenoaks Hospital.

The Town Council therefore recommends that specific allusion to respite care be added to the priority item which proposes to support carers’ needs.

Promoting housing adaptations to support independent living

Sevenoaks Town Council is aware that the District Council has a housing adaptations team, however this is small and underfunded. Housing adaptations such as stair lifts, grab bars and safety rails for baths or conversion of bathrooms into wet rooms are effective tools that help people with mobility issues in retaining their independence.

Sourcing existing units that already have such interventions installed is also a reportedly challenging task. The Town Councillors advise that local estate agents are hesitant to explicitly advertise these features due to their experience that they can discourage potential buyers or renters from being interested in the house – possibly due to stigma or negative connotations.

Encouraging better publicity from estate agents about any accessible furniture installations could help people with mobility find appropriate accommodation to facilitate their ongoing independence.

Encouraging, promoting and facilitating exercise and active travel

Markedly omitted from this Framework is any mention of the benefits of exercise and active travel to one's mobility, mental health and social lives. It provides an integral contribution to the maintenance of one's independence, and must be included.

There are many resources available from various bodies including Sevenoaks District Council and local groups such as Sevenoaks Ladies Joggers, which facilitate movement and exercise for residents of all capabilities and ages. Particularly successful schemes include "Every Step Counts", a free and low intensity well-being walking group promoted by Sevenoaks District Council, as well as Kent County Council's own "One You Lifestyle Improvement Service" scheme which is funded in partnership with the District Council. The Town Council recommends that consideration be given also, as to whether free access to the Leisure Centre for clients of adult social care services could be facilitated.

Utilising schemes such as the above and including them in the Framework will help to improve the health and well-being outcomes that the Framework strives towards. Exercise is known to improve people's mental health as well as providing the obvious physical benefits, and exercising in a group can deliver the additional benefits of fostering community connections and enjoyment of one's surroundings.



DOCUMENTS on DEPOSIT

**These documents should
remain available for
public inspection until
21 July 2025**

In the District of Sevenoaks

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING
PLACES) (CONSOLIDATION) ORDER 2024
(AMENDMENT No.10) ORDER 2025**

Please return to:

Traffic Management Team
Ashford Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
Kent
TN24 8XU

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING
PLACES) (CONSOLIDATION) ORDER 2024
(AMENDMENT No.10) ORDER 2025**

ROAD TRAFFIC REGULATION ORDER ACT 1984

The KENT COUNTY COUNCIL, acting as the Local Authority and in exercise of its powers under Sections 1, 2, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 53, 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, the Traffic Management Act 2004, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby proposes to make the following order:-

1. This Order shall come into operation on day of 2025 and may be cited as “The Kent County Council (Various Roads, District of Sevenoaks) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2024 (Amendment No.10) Order 2025” ('this Order')
2. The Interpretation Act 1978 shall apply to this Order as it applies for the interpretation of an Act of Parliament.
3. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before the coming into operation of this Order, “The Kent County Council (Various Roads, District of Sevenoaks) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2024” ('the Order of 2024') shall have effect as though:
 - (a) Schedule 2 to the Order of 2024 is amended by the replacement or issue of the following Map Tiles:

CU27 revision 0 replaced by
CV27 revision 0 replaced by

CU27 revision 1
CV27 revision 1

GIVEN under the Common Seal of The Kent County Council

This day of 2025

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

Authorised Signatory



**IN THE DISTRICT OF SEVENOAKS
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER 2024
(AMENDMENT No.10) ORDER 2025**

STATEMENT OF REASONS

Kent County Council is proposing a traffic calming measures to Dartford Road. Following feedback from the 2022 consultation (30 September and 10 November 2022), the zebra crossing proposal at Dartford Road was supported to be actioned as a standalone scheme.

New crossing provides a much needed mid-point facility between existing crossings located at junctions with Bradbourne Road (north) and Holy Bush Lane (south).

The Kent County Council as traffic authority intends to make the Order referred to above due to a new zebra crossing point as shown on the drawing accompanying this document for the following reasons :-

- for avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising
- for facilitating the passage on the road or any other road of any class of traffic (including pedestrians)
- for preserving or improving the amenities of the area through which the road runs.

Lorna Day
Kent Parking & Enforcement Manager
Highways & Transportation



In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS) (WAITING
RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER 2024
(AMENDMENT No.10) ORDER 2025

NOTICE is hereby given that the Kent County Council proposes to make an Order under Sections 1, 2, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 53, 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, the Traffic Management Act 2004, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act.

The effect of the named Order will be to remove some double yellow lines waiting restrictions (in this part of the notice DYL means double yellow lines) – and replace with a zebra crossing on the following length of roads in Sevenoaks:-

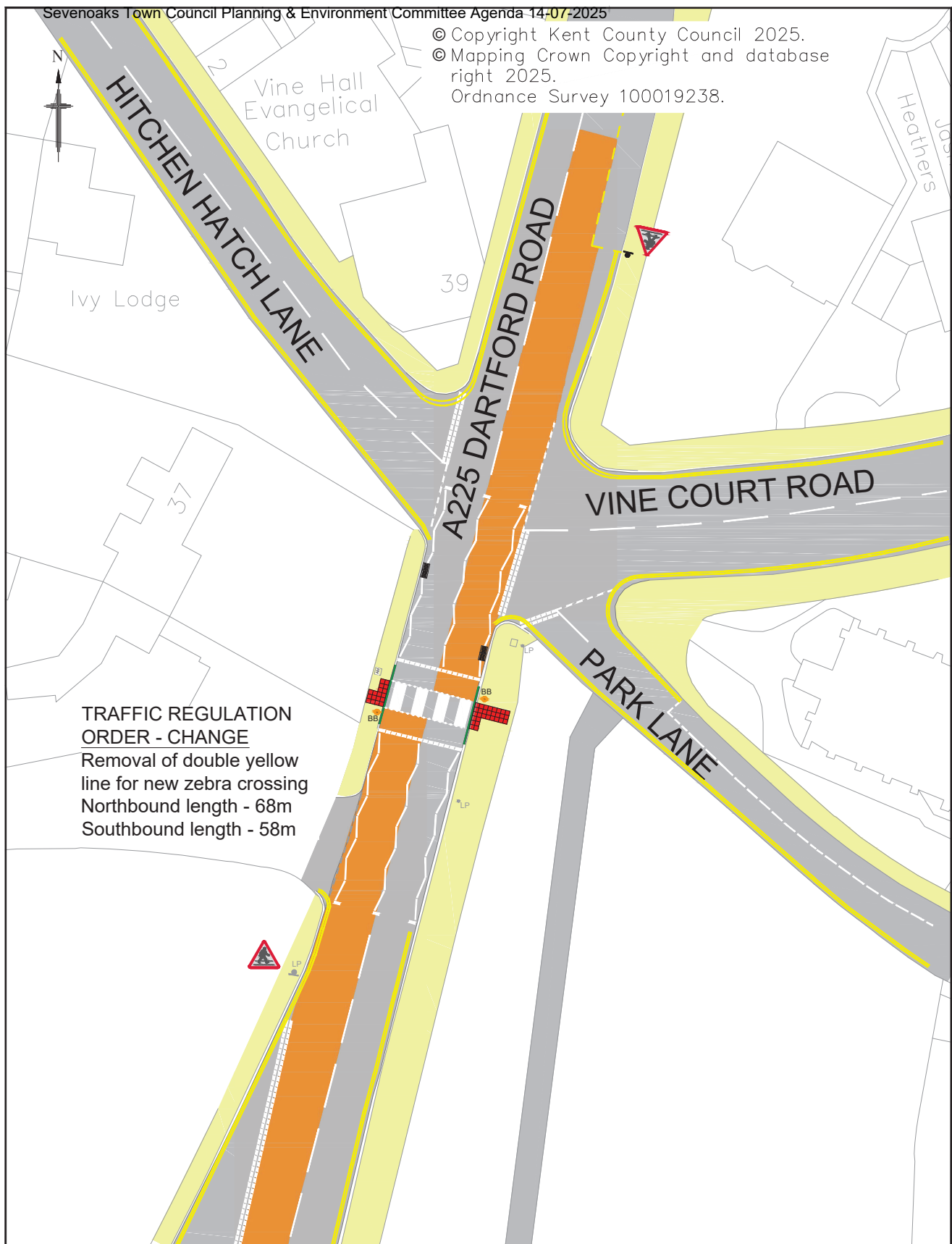
DARTFORD ROAD – To place a zebra crossing point and remove the DYLS on both sides of the road from between the southern boundary of 37 Dartford Road to a point 16.5 metres south and 24.5 metres north.


A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 27 June 2025 at www.kent.gov.uk/highwaysconsultations

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the locality to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Kroner House, Traffic Management Team, Highways & Transportation, Eurogate Business Park, Ashford, Kent TN24 8XU by 12 noon Monday 21 July 2025.

Simon Jones

Corporate Director Growth, Environment & Transport



This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.		0	28/05/25	Initial Issue	AO	RC	SP
		Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd
 Kent County Council Kroner House, Eurogate Business Park, Ashford TN24 8XU Tel: 03000 418181		Project					
Drawing status		A225 DARTFORD ROAD ZEBRA CROSSING					
Scale		Drawing title					
1:500 at A4		TRO CONSULTATION PLAN					
Drawing number		SHEET 1 OF 1					
25-SE-AC-2344-02							
Rev							
0							

DOCUMENTS on DEPOSIT



**These documents should remain
available for public inspection until
Monday 21 July 2025**

In the District of Sevenoaks

**THE KENT COUNTY COUNCIL
(DARTFORD ROAD, SEVENOAKS)
(ZEBRA CROSSING)**

Road Traffic Regulation Act 1984

Please return to:

Traffic Management Team

Kent County Council Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
Kent
TN24 8XU



In the District of Sevenoaks

**THE KENT COUNTY COUNCIL
(DARTFORD ROAD, SEVENOAKS)
(ZEBRA CROSSING)**

ROAD TRAFFIC REGULATION ACT 1984

NOTICE is hereby given that KENT COUNTY COUNCIL, in exercise of its powers under Section 23 of the Road Traffic Regulation Act 1984 (as amended), to formalise a new crossing point as described in column 1 of Schedule 1 hereto, at the location as described in column 2 of the said Schedule.

A plan showing the proposed zebra crossing may be inspected during normal office hours at Kent Highways & Transportation, Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through ActiveTravel@kent.gov.uk from the 27 June 2025 or viewed online at www.kent.gov.uk/highwaysconsultations until 12 noon on Monday 21 July 2025. If you require further information on the proposed scheme, please contact Kent Highways and Transportation at the above address or at ActiveTravel@kent.gov.uk quoting scheme ref: 25-SE-AC-2344.

SCHEDULE 1

Type of Pedestrian Crossing	Location
1. Zebra Crossing	A225 Dartford Road, Sevenoaks – Across the frontage of 37 Dartford Road.

Simon Jones
Corporate Director Growth, Environment and Transport

Highway improvement in your area

A225 Dartford Road, Sevenoaks

What we plan to do – Active Travel Scheme

Kent County Council are planning to provide a new zebra crossing on the A225 Dartford Road at the junction with Hitchen Hatch Lane, Park Lane and Vine Court Road, Sevenoaks.

The scheme will include: -

- A new formal crossing to facilitate access to Sevenoaks Train Station and War Memorial.
- New anti-skid surfacing to be installed 50m in both directions of the new crossing.
- New signage to warn drivers of the crossing.

When we plan to carry out the work and how long it will take

The work will take around **3 weeks** to complete, commencing on TBC for **2025**, between the hours of **08:00** and **16:00** using temporary lights. Nighttime closure works will be required during this period to complete resurfacing works between the hours of **20:00** and **04:00**.

A breakdown of the works is available in the table 1 below.

Table 1: Works Programme

Phases	Section	Works Dates	
1	Dartford footway works	3-way temp lights Ped lights	TBC for 2025
2	Resurfacing and ducting works for zebra crossing	Nighttime road closures Ped lights	TBC for 2025

This type of work can be affected by bad weather, so if it is not possible for us to carry it out at this time, we will arrange a new date and let you know via a letter drop to your home. We will also install signs along the road, before we start, showing the date we plan to start work.

How will we carry out the works and how it will affect you

The works will be undertaken using **temporary traffic signals** and a **road closure** to give our contractor a safe area within which to carry out construction. A diversion route will be signed for any closure planned as part of the works.

Why are we doing this work?

Kent County Council (KCC) is planning to deliver a safe and attractive formal crossing on the A225 Dartford Road. The proposal was consulted as part of the Sevenoaks Town-wide 20mph speed limit and traffic calming scheme in Autumn 2022. In December 2022, the Sevenoaks Joint Transportation Board recommended to progress the zebra crossing to detailed design and construction as a standalone measure.

Sevenoaks Town Council (STC) further consulted on the 20mph scheme whilst eluding to the connection to the zebra crossing proposal in their press release of April and November 2024.

https://www.sevenoakstown.gov.uk/_VirDir/CoreContents/News/Display.aspx?id=68836

The funding to deliver the scheme £25k has been secured via STC Community Investment Plan (CIP) and KCC secured £20k Community Infrastructure Levy (CIL) funds received from developers and £55k Consolidated Active Travel Fund (CATF).

Further information on this scheme and other Kent County Council's Active Travel schemes can be found on the links below: -

[Road projects - Kent County Council](#)

How you can help us

We need your help to make sure the work is done as quickly as possible and to the best possible quality. We want to complete the works as quickly as we can and without causing you too much inconvenience. If your vehicle is usually parked on the carriageway, please make sure you park it somewhere else away from the site whilst the works are carried out.

For your safety and the safety of our workforce, please drive carefully and slowly through the roadworks.

Feedback from our workers shows that too many drivers go too fast through roadworks. Everyone is entitled to a safe workplace and our staff work next to moving traffic and risk injury every day to maintain and improve the highway for everyone.

How to contact us?

For further information or to find out more about what we do please visit our website www.kent.gov.uk/highways where you can also report a fault on any of our roads across Kent. You can find us on Twitter @KentHighways. You can also view our diversion/permit details at www.one.network. Alternatively, you can call us on **03000 41 81 81**.

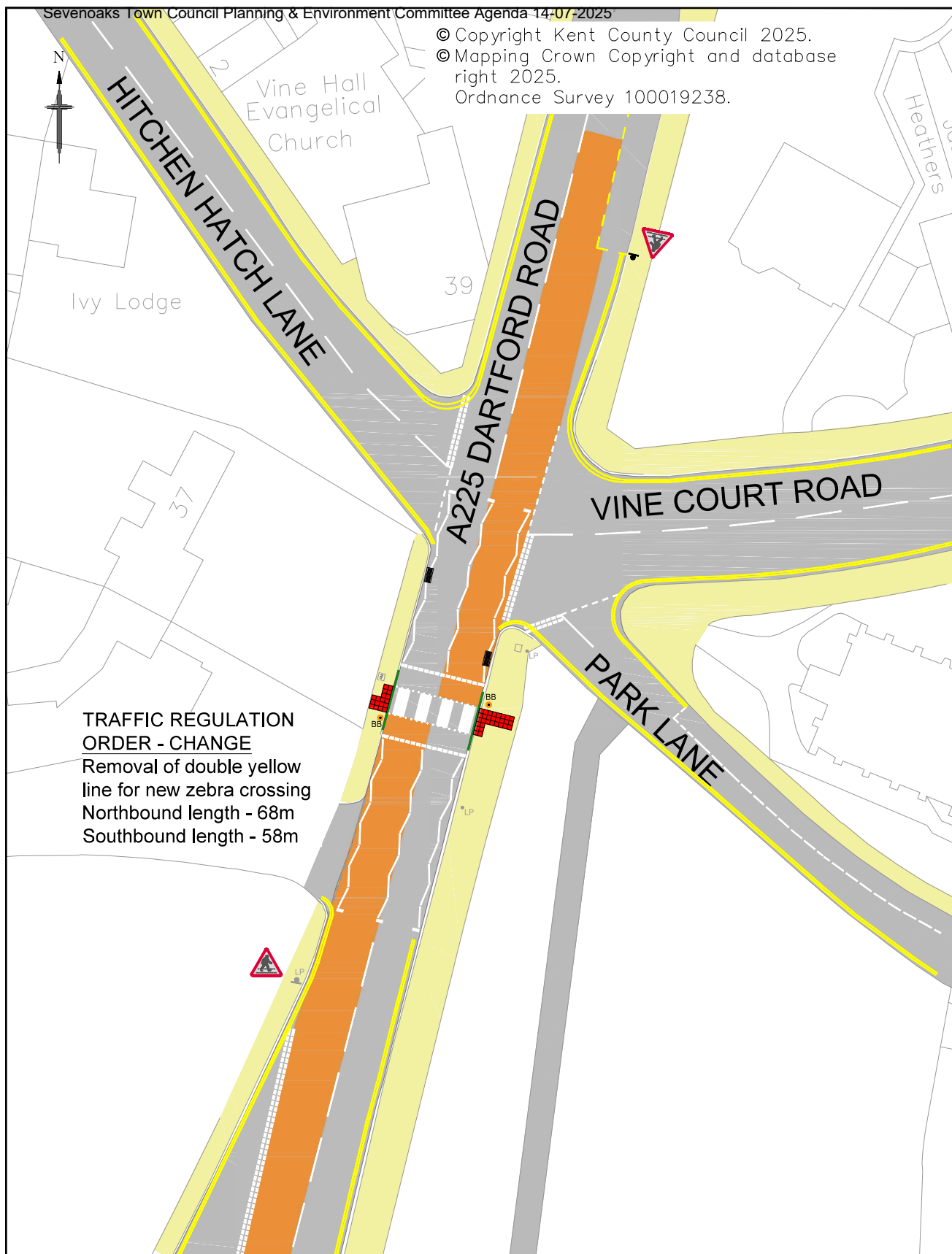
We often ask residents to fill in a short feedback survey online at www.kent.gov.uk/roadworkssurvey.

WARNING – Beware Bogus Callers

Kent County Council Highways, Transportation and Waste do not allow works to be carried out on

private properties. If anyone says they are working for us or our specialist contractors and offer to carry out any work for cash, they should be treated with caution. We advise you to contact Citizen's Advice on 03444 111 444 (Monday to Friday 9.00am to 5.00pm)

© Copyright Kent County Council 2025.
 © Mapping Crown Copyright and database
 right 2025.
 Ordnance Survey 100019238.



**TRAFFIC REGULATION
 ORDER - CHANGE**
 Removal of double yellow
 line for new zebra crossing
 Northbound length - 68m
 Southbound length - 58m

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

0	28/05/25	Initial Issue	AO	RC	SP
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



Kent County Council
 Kroner House,
 Eurogate Business Park,
 Ashford TN24 8XU
 Tel: 03000 418181

Project	A225 DARTFORD ROAD ZEBRA CROSSING
Drawing title	TRO CONSULTATION PLAN SHEET 1 OF 1

Drawing status		TRO CONSULTATION	
Scale	1:500 at A4	Do not scale	
Drawing number		Rev	
25-SE-AC-2344-02		0	

KCC, SDC and STC Officer & Councillor “Roundtable” meeting notes, regarding the Bat & Ball junction – 3 July 2025

- **Introduction of Participants:** Kent County Council (KCC) Officer Jamie Watson introduced the participants, including KCC & Sevenoaks District Council (SDC) Cllr Nigel Williams, Georgie from Sevenoaks Town Council (STC), SDC Officer Carlyn Khan, KCC Officer Steven Timsen, SDC Cllr Alan Leaman, STC Town Clerk Linda Larter, SDC Case Officer for the Sevenoaks Quarry application Nicola Furlonger, SDC & Otford Parish Council Cllr Irene Roy, STC & SDC Cllr Claire Shea and KCC Cllr Richard Streatfeild.
- **Bat & Ball Junction Update:** Jamie Watson set up the meeting to discuss the Bat & Ball junction, with Steven providing an update on KCC's involvement and the current status of the junction.
 - **Meeting Purpose:** Jamie Watson explained that the meeting was set up to discuss the Bat & Ball junction, aiming to provide councillors and members with an understanding of the involvement of officers from town, district, and county levels.
 - **KCC's Role:** Steven provided an update on KCC's involvement, mentioning that Tarmac came forward in 2022 with plans to regenerate the quarry site and build houses. He highlighted the limitations of the current traffic signals and the need for a new layout.
- **Tarmac's Proposal:** Steven explained Tarmac's proposal to regenerate the quarry site and build houses, including the limitations of the current traffic signals and the need for a new layout.
 - **Regeneration Plans:** Steven detailed Tarmac's proposal to regenerate the quarry site and build houses. He mentioned that the current traffic signals are operating at capacity, necessitating a new layout for the junction.
 - **Section 106 Document:** Steven shared that the Section 106 document required Tarmac to look at the junction itself, and the proposed layout had to comply with different standards and undergo a safety audit.
 - **Housing Occupancy Limit:** Steven explained that Tarmac cannot occupy more than 149 dwellings before the junction works are completed, as stipulated in the Section 106 agreement.
- **Safety Audit Concerns:** Linda raised concerns about the safety audit, particularly for pedestrians and cyclists, and Steven explained the measures taken to address these concerns.
 - **Safety Audit Scope:** Linda inquired about the details of the safety audit, questioning its focus on vehicles, pedestrians, and cyclists. Steven confirmed that the audit covered all aspects, including pedestrian and cyclist safety.
 - **Pedestrian Safety:** Linda expressed concerns about pedestrian safety, noting the difficulty of crossing the junction and the lack of crossings for school children. Steven mentioned that the audit identified the need for some form of crossing at the western and northern arms.
 - **Audit Findings:** Steven explained that the audit found the need for signalised or zebra crossings at specific points, while other points did not require formal crossing arrangements.

- **Refuse Collection Impact:** Alan Leaman raised concerns about the impact of the roundabout on planned changes to the refuse collection area for West Kent Associate Housing Association flats, and Steven explained the need for Tarmac to adjust their design.
- **Pedestrian and Cyclist Safety:** Claire Shea and other participants expressed concerns about the lack of pedestrian and cyclist crossings in the current design, and the need to update the design to accommodate increased foot and cycle traffic.
 - **Design Concerns:** Claire Shea highlighted the need to update the roundabout design to accommodate increased pedestrian and cyclist traffic, noting that the current design is outdated and does not reflect recent developments.
 - **Increased Traffic:** Claire mentioned the increased pedestrian traffic due to the opening of a Sainsbury's and the presence of three secondary schools, emphasizing the need for safe crossings.
 - **Cycle Routes:** Claire pointed out the importance of integrating cycle routes into the junction design, mentioning the Local Cycling & Walking Infrastructure Plan (LCWIP) for the town and the need for safe crossings for cyclists.
- **Planning and Approval Process:** Nicola explained the planning and approval process, including the flexibility for Tarmac to submit an alternative roundabout design if needed.
 - **Planning Permission:** Nicola explained that the planning permission requires the roundabout to be delivered before the occupation of the 150th dwelling, with flexibility for Tarmac to submit an alternative design if necessary.
 - **Section 278 Agreement:** Nicola mentioned that the Section 278 agreement allows for the construction of the roundabout, with the possibility of revising the design to meet current needs.
 - **Approval Process:** Nicola clarified that any alternative design submitted by Tarmac would need to be approved in writing by the local planning authority, ensuring it meets the required standards.
- **Future Engagement with Tarmac:** Participants discussed the need for future engagement with Tarmac to address concerns and potentially revise the roundabout design, including the possibility of involving the Joint Transportation Board (JTB).
 - **Engagement Strategy:** Participants discussed the need for future engagement with Tarmac to address concerns about the roundabout design. They considered involving the Joint Transportation Board (JTB) to formalise the process.
 - **Meeting with Tarmac:** It was suggested to arrange a meeting with Tarmac's Managing Director (MD) to discuss the concerns and explore the possibility of revising the design to better accommodate pedestrians and cyclists.
 - **Stakeholder Involvement:** Participants emphasized the importance of involving stakeholders in the discussion to ensure that the revised design meets the community's needs and addresses safety concerns.
 - **Confined site:** In order to accommodate all users, compromises will need to be supported. A 20mph speed limit was suggested as well as a dutch style roundabout.
- **Next Steps:**

- **Action Plan:** Jamie Watson outlined the next steps, including arranging a meeting with Tarmac's MD to discuss the concerns raised during the meeting and explore potential revisions to the roundabout design.
- **JTB Involvement:** Irene/Richard mentioned the possibility of involving the Joint Transportation Board (JTB) to formalise the process and ensure that the concerns are addressed in a structured manner.
- **Coordination:** Jamie emphasized the need for coordination among all stakeholders, including KCC, the local planning authority, and Tarmac, to achieve a design that meets the community's needs and safety standards as the outline designs were produced several years ago and do not include cycle facilities.

Follow-up tasks:

- **Safety Audit Data:** Share the safety audit data focusing on pedestrian and cyclist safety at the proposed roundabout. (Steven)
- **Refuse Collection Impact:** Discuss with the District Council's refuse collection team to find a solution for the bin collection arrangements impacted by the roundabout. (Steven)
- **Revised Roundabout Design:** Engage with tarmac to discuss potential revisions to the roundabout design to accommodate pedestrian and cyclist crossings. (Steven to take further advice)
- **Meeting with Tarmac MD:** Arrange a meeting with Tarmac MD to discuss the concerns and potential revisions to the roundabout design. (Steven to take further advice)
- **JTB Presentation:** Request Tarmac to attend and present their proposals and for discussion on their them. (Irene)
- **Stakeholder Engagement:** Invite tarmac representatives to a stakeholder meeting to discuss the roundabout design and gather feedback. (Steve to take advice)
- **Technical Approval Process:** Ensure that any revised roundabout designs are submitted through the technical approval process and reviewed by asset managers. This will be done via the S278 process.(KCC)
- **Data Collection for East-West Route:** Utilise data from the East-West route monitoring to support the need for improved pedestrian and cyclist facilities at the roundabout. (Carlyn/Jamie)



Introduction

1. This note considers the pedestrian provision at the Bat & Ball junction, Sevenoaks. As development in Sevenoaks extends to the north, enhancing pedestrian and cycle connectivity will ensure that people are able to make healthy and sustainable travel choices with less dependency on the private car. However, the existing arrangements at the junction are poor with materially substandard refuge provision and whilst the signal control allows for a relatively favourable distribution of gaps for pedestrians to cross the legibility of the crossing opportunities is extremely poor. This has contributed to existing highway safety concerns amongst stakeholder groups consulted particularly user groups. It is agreed the existing provision is not acceptable.
2. The crossing requirements in accordance with the traditional pv^2 approach is set out below in **Table 1**. The vehicles per hour flows are estimates for 2035 and include the Sevenoaks Quarry traffic together with wider growth from within Sevenoaks and adjacent Districts. The pedestrians per hour flows are also 2035 estimates based on 2019 observed movements uplifted by 100%. The assignment of the demand through the junction reflects observed and forecast desirelines which will be greatest across Otford Road and Bradbourne Vale Road (see DTA Report 19538-13).
3. In simple terms a pv^2 value up to 0.2E+08 does not warrant any formal crossing. Up to 0.6E+08 would warrant a pedestrian refuge/splitter island allowing pedestrians to cross in two or more stages. Over 0.6E+08 may warrant a zebra crossing or puffin crossing.

Table 1 pv^2 appraisal by arm

	AM peak			PM peak		
	vehicles per hour	pedestrians per hour	pv^2	vehicles per hour	pedestrians per hour	pv^2
Otford Road	2082	142	6.2E+08	2113	58	2.6E+08
Seal Road	1416	28	5.6E+07	1546	24	5.7E+07
Bradbourne Vale Rd	2044	94	3.9E+08	1981	58	2.3E+08
St Johns Hill	1009	18	1.8E+07	920	8	6.8E+06

4. Based on the calculated pv^2 values in **Table 1** on St John's Hill does not require a formal crossing and a refuge is appropriate on Seal Road. On the other two arms as a minimum a pedestrian refuge is required. The greatest need is on Otford Road and Bradbourne Vale Road which require consideration of zebra or puffin crossing provision. These are considered further below.

Operational Appraisal of the Zebra Crossings

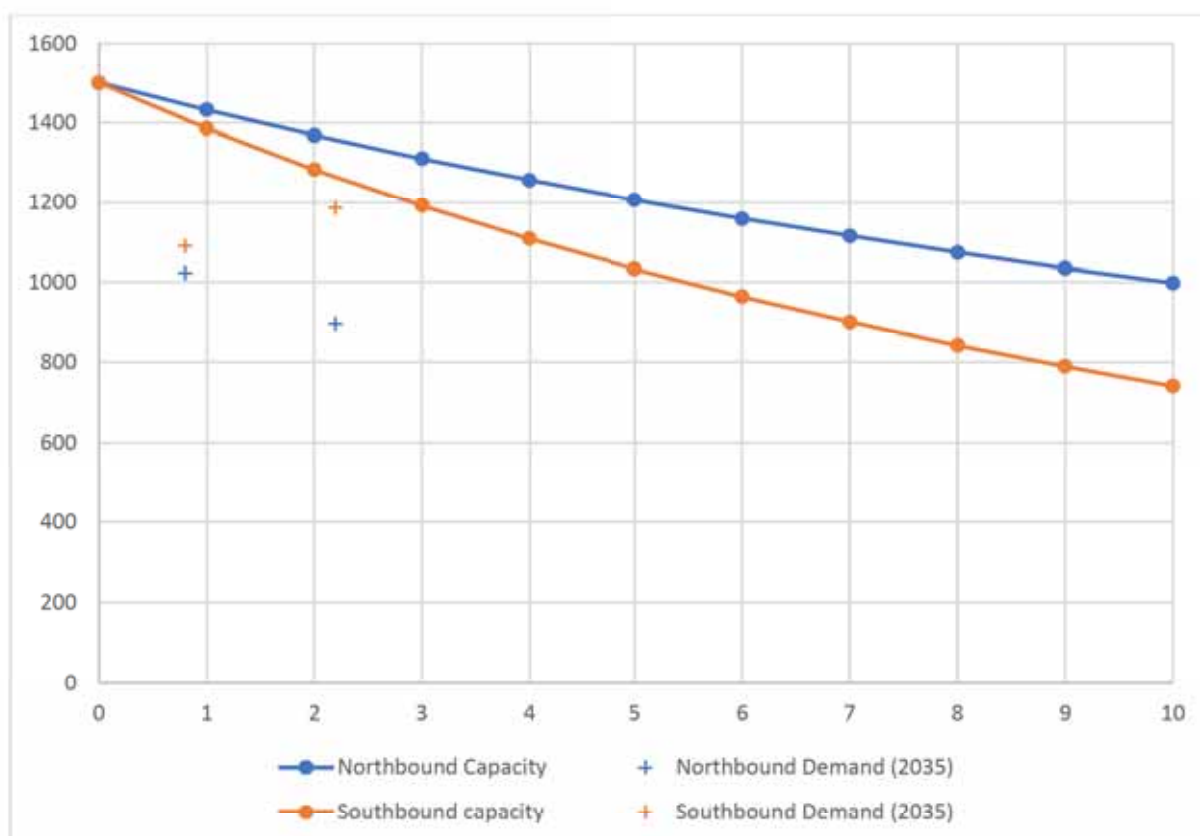
5. The capacity implications of a zebra crossing will be a function of the pedestrian demand.
6. The formula for vehicular capacity of a Zebra crossing was derived by J.D Griffiths:

$$C = \frac{U}{UB + (e^{UA} - 1)(1 - e^{-UB})}$$



7. Where C is vehicular capacity of Zebra crossing (Vehicles/Second); U is two-way pedestrian flow on crossing (Peds/Second); A is mean crossing time of pedestrian (Seconds) assume a mean crossing speed of 1.4 metres/second; and, B is mean time headway of vehicles when there are no pedestrians crossing (Seconds) (the reciprocal of vehicles per second saturation flow).
8. There are two pedestrian priority crossings currently shown on Otford Road. These are located 20m north of the circulatory carriageway such that they could be zebra/parallel crossings or puffin/toucan crossings. The saturation flow of the unimpeded link will be circa 1500 vph in both directions. The resulting relationship between vehicle capacity and pedestrian demand is shown on **Figure 1** below. This shows that even with a doubling of the existing pedestrian demand, the vehicular capacity will be greater than the demand. Clearly the crossing width is a significant factor as the narrower crossing as shown on the northbound crossing has significantly greater pedestrian capacity.

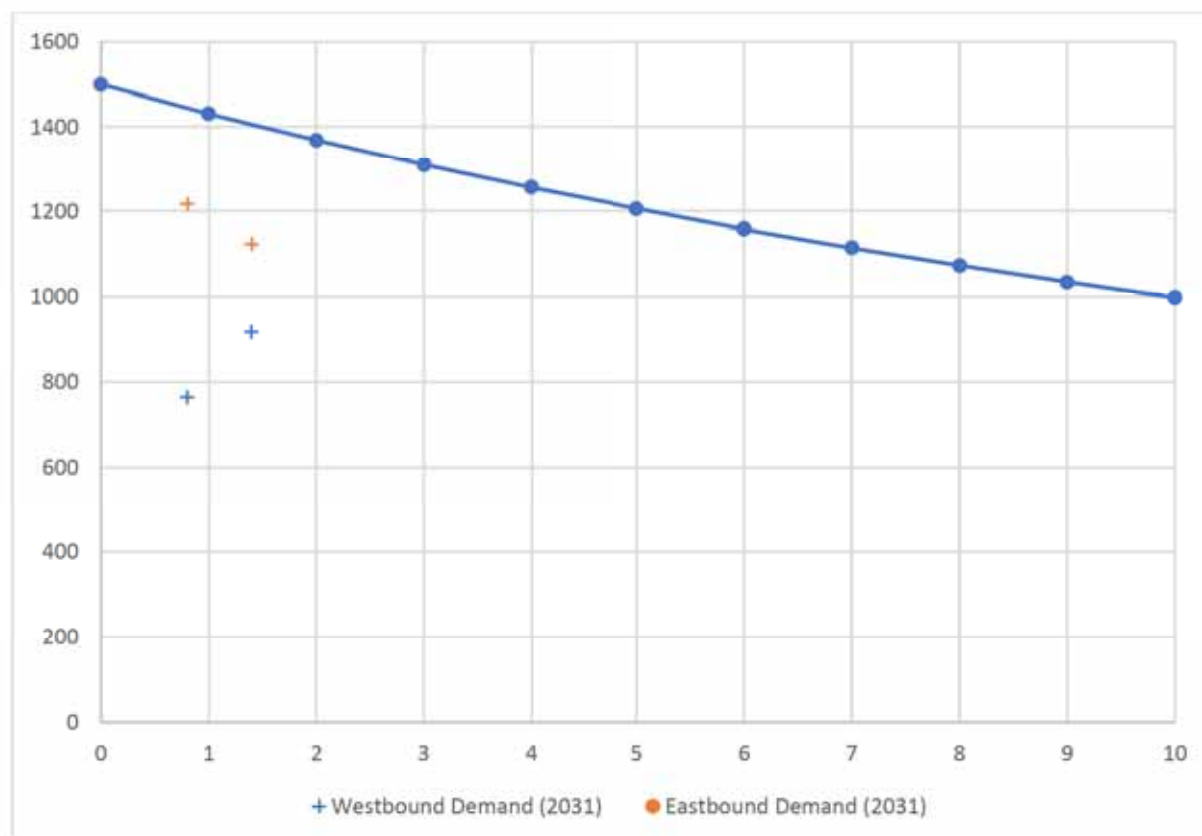
Figure 1 Otford Road zebra crossing capacity



9. An equivalent exercise has been carried out for crossings on Bradbourne Vale Road; see **Appendix A**. Two pedestrian priority crossings are shown on Bradbourne Vale Road (in addition to crossings at the splitter). These are shown located circa 40m west of the circulatory carriageway such that they could be zebra/parallel crossings or puffin/toucan crossings. The widths are balanced unlike on Otford Road and hence have identical capacities. Again the saturation flow of the unimpeded link will be circa 1500 vph in both directions. The resulting relationship between vehicle capacity and pedestrian demand is shown on **Figure 2**

below. This shows that even with a doubling of the existing pedestrian demand, the vehicular capacity will be greater than the demand; indeed a tenfold increase could be accommodated.

Figure 2 Otford Road zebra crossing capacity

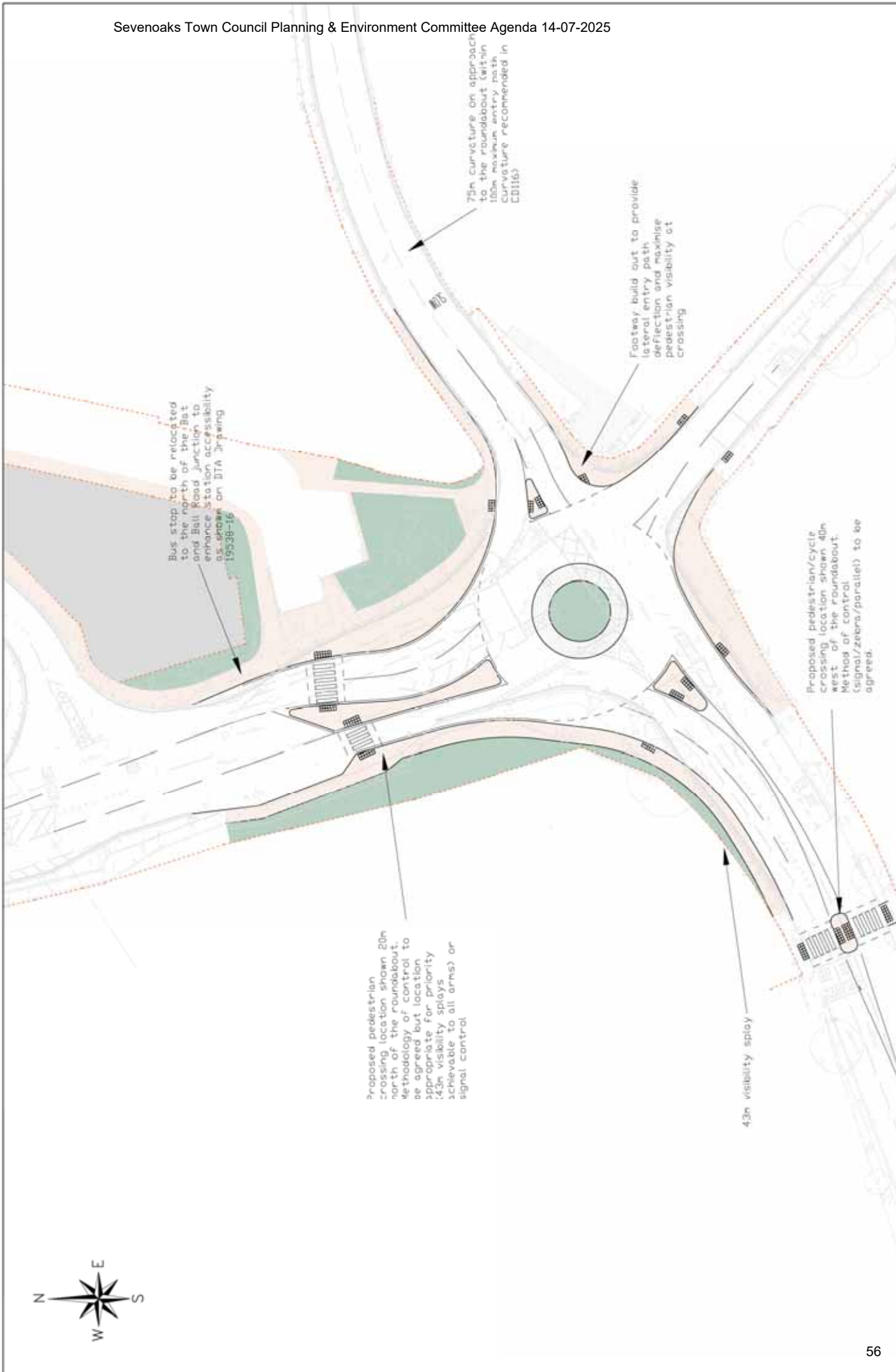


10. In terms of the impact on the operation of the roundabout junction the differences in link capacity should not make a significant difference to the operation of the junction and the proposed roundabout form should provide a level of resilience i.e. if the entry flow from any arm is interrupted the opposing flow at downstream entries will drop allowing their entry flow to increase and vice versa. The potential for interaction with signals is greater at these levels of flow due to the length of the invitation to cross and intergreens and for this reason the crossings have been set back by at least 20m.
11. In contemporary guidance (e.g. LTN 1/20, TSM Chapter 6 etc) it is acknowledged that capacity is not the sole determinant of the crossing type and that there will be differences in how users respond to different types of crossing. Given that it is likely that there will be some time before the junction is implemented, but having demonstrated that there are a number of viable and appropriate solutions, it is right to maintain a level of flexibility.



APPENDIX A

Bat at Ball Junction Layout
with Bradbourne Vale Road Crossing



Dear Stakeholder

We'll shortly be carrying out repairs to the embankment on the A21, along the A21 Tonbridge Bypass.

Works will include rebuilding the embankment, drainage, safety barrier replacement and resurfacing lane one of the A21.

To undertake these works safely we will need overnight and full weekend closures to the A21 northbound carriageway including 24/7 narrow lanes with a speed restriction on 50mph. From Thursday 24 July to Monday 1 September there will be narrow lane running with 50mph speed limit

Our overnight closure will be from 8pm to 6am.

A21 northbound carriageway closure information:

- Wednesday 23 July for one night – installation of narrow lanes
- Monday 28 July for four nights
- Monday 11 August for four nights
- Friday 29 August for two nights
- Monday 1 September for one night

A21 northbound carriageway full weekend closure:

8pm Friday 15 August to 6am Monday 18 August

Diversions

- A21 Northbound Diversion via Vauxhall Lane, A26 Woodgate Way, A26 Vale Road, A227 Hadlow Road/Bordyke, A227, B245 London Road/Tonbridge Road to rejoin A21 at Morley's.

A26 London Road northbound diversion (for Quarry Hill entry closure) via A26 Quarry Hill Road, A2014 Pembury Road then joins above diversion at A26 Woodgate Way.

On Saturday 16 August the overnight closure will be extended to allow survey works to be undertaken. The A21 northbound carriageway will be closed from junction with Pembury Road A264, the diversion will be via A264, A26 to join A21 diversion at Quarry Hill.

Kind regards

Sarah Ashworth

Regional Customer Service Programme Manager

Operations South East

National Highways | 5 Eclipse Park | Sittingbourne Road | Maidstone | Kent | ME14 3EN

Web: [nationalhighways.co.uk](https://www.nationalhighways.co.uk)

[Page deliberately left blank]



Appeal Decision

Site visit made on 6 May 2025

by **C Housden BSc (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 2nd July 2025

Appeal Ref: APP/G2245/W/24/3354406

50 St Johns Hill, Sevenoaks, Kent TN13 3NU

- 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 J Micallef against the decision of Sevenoaks District Council.
 - The application ref is 23/03429/FUL.
 - The development proposed is hardstanding to the principal elevation of dwelling.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. On my visit I observed that the development had been completed. Nevertheless, I have determined the appeal on the basis of the plans that are before me.

Main Issue

3. The main issue is the effect of the proposed development on the safety of pedestrians.

Reasons

4. The appeal relates to a hard surfaced driveway situated to the front of 50 St Johns Hill (No 50). St Johns Hill is designated as part of the A225 which runs between Otford and Sevenoaks. There are no yellow lines along the stretch of the road where No 50 is located, and I observed on my visit a number of vehicles parked along the road. A pedestrian footpath runs outside of No 50 which vehicles need to cross in order to access the driveway.
5. I have not been provided with drawings showing the 2m x 2m pedestrian visibility splays either side of the access. However, it was apparent during my site visit that the required splays would encompass land outside the control of the appellant including parts of neighbouring front gardens. I have not been presented with evidence to suggest otherwise. It is therefore not within the appellants control to ensure that adequate pedestrian visibility splays are secured or that they are not obscured by factors outside of their control such as the vegetation in the neighbouring front gardens.
6. In the absence of adequate visibility splays, a driver manoeuvring in and out of the driveway would have poor visibility of pedestrians walking along the footway. This would be a dangerous situation that could lead to collisions and injuries.

7. Therefore, the appeal proposal would conflict with Policy SP 1 of the Local Development Framework Core Strategy (2011) and Policy EN1 of the Allocations and Development Management Plan (2015). These policies, amongst other criteria, seek to ensure that development is well designed and provides a satisfactory means of access for vehicles.

Other Matters

8. It has been brought to my attention that a number of nearby properties along St Johns Hill have driveways. However, I have found harm in this case on the basis of the specific circumstances present at the appeal site, which include specifically in this location the pedestrian visibility splays not being able to be secured. The existence of those other examples does not diminish or otherwise justify the harm which I have identified in relation to the appeal proposal.
9. The appellant has suggested that the development would reduce the on-street parking along St Johns Hill which would be beneficial in reducing bottle neck traffic during peak hours. However, given the small scale of the development, I afford this limited weight in favour of the development. This would be insufficient to outweigh the significant harm to pedestrian safety.

Conclusion

10. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. Therefore, I conclude that the appeal should be dismissed.

C Housden

INSPECTOR



Parish Council

Tel: 01732 227000 Option 3
 Ask for: Ryan Grant
 My ref: 25/00020/ENF
 Date: 4th July 2025

Town And Country Planning Act 1990 - Appeal Under Section 174

Dear Sir/Madam,

Appeal by:	Mr Kane Cummins		
Site:	Land At The Rear Of 79 Weald Road Sevenoaks Kent TN13 1QJ		
Nature:	Appeal against issue of an Enforcement Notice for : Without Planning Permission: The material change in the use in the land from woodland/forestry to residential use; Operational development by the erection of a building; Engineering operations by the creation of hardstanding.		
SDC Ref:	25/00020/ENF	Planning Inspectorate Ref:	APP/G2245/C/25/3367363
Start Date:	30th June 2025		

I refer to the above details. An Appeal has been made to the Secretary of State against the issue of an Enforcement Notice by Sevenoaks District Council.

The enforcement notice was issued for the following reasons:

Alleged Breach: -

The material change in the use in the land from woodland/forestry to residential use; Operational development by the erection of a building; Engineering operations by the creation of hardstanding.

Reason for Notice: Principle issues relating to breach of planning control:

- Change of use of forestry land to residential use
- Impact upon the visual amenity of the locality
- Impact upon residential amenity of neighbouring properties.

Planning appraisal:

Change of use of forestry land to residential use

The land in question, forms part of a woodland belt of trees, covered by a Tree Preservation, which separates the residential properties along Weald Road and Brattlewood. The woodland belt provides an important buffer between the two residential areas and helps to retain the sylvan character of the local area.

In order to accommodate a creation of a hardstanding and outbuilding, the development has resulted in the incursion into this buffer, along with the felling a number of protected trees in

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

order to accommodate the shed. Such works were carried out without the permission of the LPA and have harm the sylvan character and visual appearance of the local amenity. As such, The visual appearance of the outbuilding as a matter of fact is not visually harmful the visual appearance of the local area, as the outbuilding is sited in the rear garden and therefore not visible from any public vantage points.

However, in order to accommodate an outbuilding in this location has resulted in the loss of protected trees, which is contrary to policies EN1 of the ADMP and L4 of the STNP. The works to enable to hardstanding and outbuilding have resulted in harm the sylvan character of the local area and contrary to above policies.

Impact upon residential amenity of neighbouring properties

Give the location of the shed and change of use of the land, at the bottom of the neighbouring properties gardens, the works have not resulted in any loss of light, privacy or harmful visual intrusion. Therefore, the development will not be resisted under policy EN2 of the Sevenoaks Allocations & Development Management Plan.

Given that protected TPO trees have been unlawfully removed, it is necessary to secure a Tree Preservation replacement order.

The enforcement notice requires the following steps to be taken:

- 1) Cease residential use of the land marked in purple dotted edge on the attached plan
- 2) Removal of the single-storey building (shaded in black);
- 3) Removal of the hardstanding area (marked in orange edge);
- 4) Restore the land to its former condition by complying with the Tree Replacement Notice served on the land dated 13 May 2025 so far as is consistent with TPO No.11 of 1988 and any obligations under the Town and Country Planning (Tree Preservation) (England) Regulations 2012;
- 5) Removal of any resultant materials from the Land

The appellant has appealed against the notice on the following grounds:

- (a) That planning permission should be granted for what is alleged in the notice.
- (b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
- (d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.
- (f) The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.
- (g) That the time given to comply with the notice is too short.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.



If you wish to make comments, you can do so online at www.gov.uk/appeal-planning-inspectorate quoting the Planning Inspectorate case reference **APP/G2245/C/25/3367363**. If you do not have access to the internet, you can send your comments to:

Elaine Simpson
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN.

Comments should be submitted by **11th August 2025**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

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

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

Yours faithfully,

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

[Page deliberately left blank]

Decision Notices published by Sevenoaks District Council OR Kent County Council from **27th May 2025 to 7th July 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	STC Recommendation (abridged)	SDC Decision (abridged)
24/01190/HOUSE	Windy Ridge, 13 Hitchen Hatch Lane – St Johns	15th July 2024: STC recommended approval, 2 conditions. 7th April 2025: STC recommended approval, 2 conditions. 16th June 2025: STC recommended approval, 2 conditions.	26 th June 2025: SDC Granted, 1 condition.
24/03086/HOUSE	6 Woodside Road – St Johns	27th January 2025: STC recommended approval, 2 conditions. 24th March 2025: STC recommended approval, 3 conditions. 19th May 2025: STC recommended approval, 2 conditions.	18 th June 2025: SDC Granted, 3 conditions.
25/00005/FUL	50 St Johns Hill – Eastern	7th April 2025: STC recommended approval, 1 condition. 30th June 2025: STC recommended approval, 2 conditions.	3 rd July 2025: SDC Granted, 3 conditions.
25/00203/FUL	Tylers, St Nicholas Drive – Town	7th April 2025: STC recommended approval.	30 th May 2025: SDC Granted, 7 conditions.
25/00243/HOUSE	Rosewood Lodge, 35A Oakhill Road – Kippington	6th May 2025: STC recommended approval, 1 condition.	23 rd June 2025: SDC Granted, 3 conditions.
25/00260/FUL	Annexe at 7 Serpentine Road – Eastern	7th April 2025: STC recommended refusal , 2 grounds, 1 informative. (impact on amenity and pedestrian safety, request for noise and parking condition).	27 th June 2025: SDC Granted , 6 conditions. (Amenity and highway safety not impacted to be impacted. Conditions placed on length of occupation by a sole person, window to be fixed shut)

25/00261/HOUSE	Wellington House, Ashgrove Road – Kippington	7th April 2025: STC recommended approval, 2 conditions.	30 th May 2025: SDC Granted, 2 conditions.
25/00587/HOUSE	20 The Drive – Town	7th April 2025: STC recommended approval, 1 condition 19th May 2025: STC recommended approval, 1 condition	17 th June 2025: SDC Granted, 3 conditions.
25/00627/FUL	67, 67a, 67b, 67c London Road – Town	6th May 2025: STC recommended approval, 1 condition.	10 th June 2025: SDC Granted, 6 conditions.
25/00652/HOUSE	1 Pinewood Avenue – Eastern	22nd April 2025: STC recommended approval , 2 conditions, 1 informative. (Planning Officer being satisfied of no adverse impact to neighbours & that the new structures won't be habitable. Informative – STC would recommend refusal if the structures could be used as dwellings and not be inured to the main house).	5 th June 2025: SDC Refused , 1 ground. (impact to the street scene & character from the fencing)
25/00686/HOUSE	48 Orchard Close – Northern	19th May 2025: STC recommended refusal , 4 grounds. (Inconsistent with Residential Character Area Assessment, lack of details on materials, loss of amenity and loss of light)	7 th July 2025: SDC Granted , 5 conditions. (Appraisal found no significant harm to the character, or to neighbour amenity. Light test failed on elevational view but passed on block plan. Privacy screen conditioned)
25/00704/HOUSE	Cogara, 22 Vine Avenue – St Johns	22nd April 2025: STC recommended approval, 2 conditions.	27 th May 2025: SDC Granted, 3 conditions.
25/00783/HOUSE	Edenhurst Cottage, 52 Oakhill Road – Kippington	22nd April 2025: STC recommended approval.	2 nd June 2025: SDC Granted, 5 conditions.
25/00805/HOUSE	Cranes End, Wildernesse Avenue – Wildernesse	22nd April 2025: STC recommended approval.	4 th June 2025: SDC Granted, 4 conditions.
25/00825/HOUSE	16 Vine Avenue – St Johns	6th May 2025: STC recommended approval.	17 th June 2025: SDC Granted, 4 conditions.
25/00831/HOUSE	1 Waterworks Villa, Oak Lane – Town	22nd April 2025: STC recommended approval, 1 condition	4 th June 2025: SDC Granted, 3 conditions.

25/00839/HOUSE	Quarries, Parkfield – Wildernesse	6th May 2025: STC recommended approval. 30th June 2025: STC recommended approval.	3 rd July 2025: SDC Granted, 4 conditions.
25/00846/HOUSE	52 The Rise – Kippington	22nd April 2025: STC recommended approval, 1 condition.	4 th June 2025: SDC Granted, 4 conditions.
25/00849/ADV	Doves Funerals, 112 St Johns Hill – Eastern	29th April 2025: No comment due to invalid letter. 19th May 2025: STC recommended approval.	26 th June 2025: SDC Granted, 6 conditions.
25/00852/HOUSE	Pippins, 36 Wildernesse Mount – Eastern	22nd April 2025: STC recommended approval, 1 condition, 1 informative.	3 rd June 2025: SDC Granted, 4 conditions.
25/00853/HOUSE	34 Wildernesse Mount – Eastern	22nd April 2025: STC recommended approval, 1 condition.	3 rd June 2025: SDC Granted, 4 conditions.
25/00871/HOUSE	14 Lake View Road – Northern	6th May 2025: STC recommended approval.	17 th June 2025: SDC Granted, 3 conditions.
25/00875/HOUSE	168 Seal Road – Northern	22nd April 2025: STC recommended approval, 1 condition.	3 rd June 2025: SDC Granted, 3 conditions.
25/00885/HOUSE	7 The Rise – Kippington	22nd April 2025: STC recommended approval, 1 condition.	3 rd June 2025: SDC Granted, 4 conditions.
25/00890/HOUSE	27 Bosville Road – Northern	22nd April 2025: STC recommended approval.	5 th June 2025: SDC Granted, 4 conditions.
25/00891/HOUSE	42 Robyns Way – Northern	19th May 2025: STC recommended approval, 1 condition.	30 th June 2025: SDC Granted, 3 conditions.
25/00934/MMA	7 Yeomans Meadows – Kippington	22nd April 2025: STC recommended approval, 1 condition.	3 rd June 2025: SDC Granted, 12 conditions
25/00979/ADV	Shell, 128 Seal Road – Northern	6th May 2025: STC recommended approval, 3 conditions.	28 th May 2025: SDC Granted, 10 conditions.
25/00992/HOUSE	24 Lambarde Road – Northern	6th May 2025: STC recommended approval.	13 th June 2025: SDC Granted, 3 conditions.

25/00997/HOUSE	2 Serpentine Road – Eastern	6th May 2025: STC recommended approval, 2 conditions, 1 informative.	29 th May 2025: SDC Granted, 3 conditions.
25/01017/HOUSE	4 Crawshay Close – Northern	19th May 2025: STC recommended approval.	26 th June 2025: SDC Granted, 3 conditions.
25/01019/HOUSE	41 Garth Road – Kippington	6th May 2025: STC recommended approval.	30 th May 2025: SDC Granted, 3 conditions.
25/01022/HOUSE	11 Egdean Walk – St Johns	6th May 2025: STC recommended approval.	17 th June 2025: SDC Granted, 3 conditions.
25/01024/HOUSE	50 Robyns Way – Northern	6th May 2025: STC recommended approval.	2 nd June 2025: SDC Granted, 3 conditions.
25/01029/FUL	10 Shenden Way – Kippington	2nd June 2025: STC recommended approval, 1 condition, 1 informative.	4 th July 2025: SDC Granted, 10 conditions.
25/01034/HOUSE	The Oaks, Little Julians Hill – Kippington	6th May 2025: STC recommended approval.	3 rd June 2025: SDC Granted, 4 conditions.
25/01132/HOUSE	2 St Georges Road – St Johns	6th May 2025: STC recommended refusal , 1 ground (bulk and placement to boundary and impact on streetscene)	11 th June 2025: SDC Granted, 3 conditions.
25/01135/HOUSE	34 Wildernes Mount – Eastern	6th May 2025: STC recommended approval, 2 conditions.	11 th June 2025: SDC Granted, 4 conditions.
25/01171/ADV	Bus Shelter 3209 007 Outside Station Parade, London Road – Town	6th May 2025: STC recommended approval, 2 conditions, 1 informative.	13 th June 2025: SDC Granted, 7 conditions.
25/01172/HOUSE	48 The Drive – Town	2nd June 2025: STC recommended approval.	7 th July 2025: SDC Granted, 3 conditions.
25/01175/HOUSE	30 Swaffield Road – Eastern	19th May 2025: STC recommended approval, 1 condition.	1 st July 2025: SDC Granted, 3 conditions.
25/01251/HOUSE	45 Britains Lane – Kippington	2nd June 2025: STC recommended approval.	4 th July 2025: SDC Granted, 4 conditions.
25/01259/HOUSE	78 St Johns Road – St Johns	19th May 2025: STC recommended approval.	23 rd June 2025: SDC Granted, 3 conditions.

25/01281/FUL	63 Oakhill Road – Kippington	19th May 2025: STC recommended approval.	25 th June 2025: SDC Granted, 2 conditions.
25/01298/CONVAR	Magpie Shaw, 47 Weald Road – Kippington	2nd June 2025: STC recommended approval.	27 th June 2025: SDC Granted, 3 conditions.

[Page deliberately left blank]

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00639/FUL	Stephanie Payne 30/06/2025	Cllr Wightman (On behalf of Ea	
Case Officer				
Applicant		House Name	Road	Locality
Ms K Mew			2 The Crescent	Eastern
Town		County	Post Code	Application date
				04/07/25
25/00639/FUL - REVALIDATED plan				
Demolition of existing shed and outbuilding; erection of two storey end of terrace dwelling with associated works and parking; alterations and extension to existing dwelling.				
A summary of the key changes are set out below:				
Revised drawings received 30.06.2025 confirming demolition of outbuilding and shed.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSPOQ5BKMN00			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/00735/LBCALT	Abbey Aslett 17/07/2025	Cllr O'Hara, on behalf of Town	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr Ginzler			44 High Street	Town
Town		County	Post Code	Application date
				26/06/25
25/00735/LBCALT - Amended plan				
Removal of 2no. UPVC windows; installation of 2no. double-glazed timber windows.				
A summary of the main changes are set out below:				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=STA1ZDBKMVS00			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00822/FUL	Abbey Aslett 16/07/2025	Cllr Dr Dixon	AK-Studios
Case Officer				
Applicant		House Name	Road	Locality
SNG Limited C/O M Wakefield		Land Adjacent to	95-107 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				25/06/25
25/00822/FUL - Amended plan				
Erection of two 1-bedroom dwellings. Parking.				
A summary of the main changes are set out below:				
Adjustments to the parking spaces and some fence heights. Additional statement following public comments.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STN0Q5BKN2H00			

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01047/FUL	Christopher Park 22/07/2025	Cllr O'Hara, on behalf of Town	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC (S Warner)		BT Street Hub East of Post Off	BT Telephone Box North of 52*	Town
Town		County	Post Code	Application date
				01/07/25
The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks. *Full address: BT Street Hub East Of Sevenoaks Post Office London Road, Sevenoaks, Kent And BT Telephone Box North Of 52, London Road				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUGKQTBKFSI00			

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01048/ADV	Christopher Park 22/07/2025	Cllr O'Hara, on behalf of Town	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC (S Warner)		BT Street Hub East of Sevenoak	Post Office, London Road*	Town
Town		County	Post Code	Application date
				01/07/25
Two digital 75-inch LCD display screens, one on each side of the Street Hub unit. *Full address: BT Street Hub East Of Sevenoaks Post Office London Road				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUGKQUBKFSJ00			

6	Plan Number	Planning officer	Town Councillor	Agent
	25/01049/FUL	Christopher Park 23/07/2025	Cllr Daniell, on behalf of Town	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC		Proposed Street Hub North of J	Buckhurst Lane & Gas Compound	
Town		County	Post Code	Application date
				02/07/25
The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks. *Full address: Proposed Street Hub North Of Junction With Buckhurst Lane, Suffolk Way, Sevenoaks Kent, TN13 1YL And Gas Compound Grange Road				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUGKS5BKFSM00			

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

7	Plan Number	Planning officer	Town Councillor	Agent
	25/01050/ADV	Christopher Park 23/07/2025	Cllr Daniell, on behalf of Town	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC		Proposed Street Hub North of J	Buckhurst Lane, Suffolk Way	Town
Town		County	Post Code	Application date
				02/07/25
Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.				
*Full Address:				
Proposed Street Hub North Of Junction With Buckhurst Lane Suffolk Way				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUGKS5BKFSN00			

8	Plan Number	Planning officer	Town Councillor	Agent
	25/01051/FUL	Stephanie Payne 23/07/2025	Cllr Dr Dixon	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC (S Warner)		Pavement to Northeast of Sains	143 St Johns Hill	St Johns
Town		County	Post Code	Application date
				02/07/25
The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.				
*Full address: Pavement To Northeast Of Sainsbury's 143 St Johns Hill, Sevenoaks, Kent, TN13 3PE And Telephone Kiosk, Otford Road,				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUGKTGBKFSQ00			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/01052/ADV	Stephanie Payne 23/07/2025	Cllr Dr Dixon	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC		Pavement To Northeast Of Sains	143 St Johns Hill	St Johns
Town		County	Post Code	Application date
				02/07/25
Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUGKTHBKFSR00			

10	Plan Number 25/01068/FUL	Planning officer Stephanie Payne 23/07/2025	Town Councillor Cllr Camp (As Chair)	Agent Mitie
Case Officer				
Applicant BT Telecommunications PLC		House Name Telephone Kiosks, Sevenoaks Ra	Road & Hillingdon Rise Call Box*	Locality Town

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

Town	County	Post Code	Application date
			02/07/25
The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.			
*Full address: Telephone Kiosks, Sevenoaks Railway Station London Road, Sevenoaks, Kent And Telephone Call Box Outside 14, Hillingdon Rise			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUIF96BKFTK00		

11	Plan Number	Planning officer	Town Councillor	Agent
	25/01069/ADV	Stephanie Payne 23/07/2025	Cllr Camp (As Chair)	Mitie
Case Officer				
Applicant		House Name	Road	Locality
BT Telecommunications PLC		Telephone Kiosks, Sevenoaks Ra	London Road*	Town
Town		County	Post Code	Application date
				02/07/25
Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.				
*Full Address:				
Telephone Kiosks Sevenoaks Railway Station London Road				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUIF99BKFTL00			

12	Plan Number	Planning officer	Town Councillor	Agent
	25/01212/HOUSE	Summer Aucoin 15/07/2025	Cllr Clayton	OPEN Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Findlay			11 Avenue Road	Eastern
Town	County	Post Code	Application date	
			24/06/25	
25/01212/HOUSE - Amended plan				
Removal of external porch and new stone portico, replacement of secondary entrance with new bay. Removal of rear roof addition and replaced with stone parapet flat roof and rooflight. Full window replacement throughout and new driveway gates. Associated internal alterations.				
A summary of the main changes are set out below:				
The applicant has updated plans.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV8CTXBKG4800			

13	Plan Number 25/01354/HOUSE	Planning officer Christopher Park 17/07/2025	Town Councillor Cllr Gustard, on behalf of Town	Agent A2D Architecture
-----------	--------------------------------------	--	---	----------------------------------

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

Case Officer			
Applicant	House Name	Road	Locality
Mr C Bater		53 The Drive	Town
Town	County	Post Code	Application date
			26/06/25
25/01354/HOUSE - Amended plan			
Proposed loft conversion, dormer enlargement, rooflights and alterations to fenestration.			
A summary of the main changes are set out below:			
An amended drawing with the former removed and amendments to the fenestration has been received.			
//Additional amendment letter received 02/07/2025//:			
An additional window has been added to the southeastern elevation at ground floor level.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW060XBKGG300		

14	Plan Number	Planning officer	Town Councillor	Agent
	25/01447/FUL	Sean Mitchell 16/07/2025	Cllr Shea, on behalf of Town W	Studio Anares / Architecture + In
Case Officer				
Applicant	House Name	Road	Locality	
Karatay		8C Eardley Road	Town	
Town	County	Post Code	Application date	
			25/06/25	
Part conversion of a residential building into a commercial (E use) space and construction of a single storey rear extension with rooflight. New external staircase. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWMCJ5BKGN100			

15	Plan Number	Planning officer	Town Councillor	Agent
	25/01500/HOUSE	Summer Aucoin 24/07/2025	Cllr Camp (As Chair)	Carmen Austin Architecture Ltd
Case Officer				
Applicant	House Name	Road	Locality	
Mr and Ms Jeffreys and Jones		44 St Botolphs Road	Town	
Town	County	Post Code	Application date	
			03/07/25	
Double storey extension including loft conversion, rooflights and solar panels. Alterations to fenestration including dormer windows. Garage conversion and reposition. Demolition of existing conservatory and shed. Creation of additional vehicular access. Electric Vehicle charging point. Associated soft and hard landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWXGOKBKGG900			

16	Plan Number	Planning officer	Town Councillor	Agent
	25/01604/HOUSE	Stephanie Payne 17/07/2025	Cllr Gustard	Harringtons 2006

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

Case Officer			
Applicant	House Name	Road	Locality
Mr V Lane	Tollard	74 Oakhill Road	Kippington
Town	County	Post Code	Application date
			26/06/25
Excavation of front garden to erect a double garage. Alteration of existing driveway. Extension to existing vehicular access. Associated Landscaping			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXLJAKBKGYYV00		

17	Plan Number	Planning officer	Town Councillor	Agent
	25/01699/HOUSE	Summer Aucoin 25/07/2025	Cllr Camp (As Chair)	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr & Miss Eygel & Kordyukova			1 Granville Road	Town
Town		County	Post Code	Application date
				04/07/25
Replacement of conservatory with sun room, rendered panel to first floor				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY27CLBK4Z00			

18	Plan Number	Planning officer	Town Councillor	Agent
	25/01713/LDCEX	Summer Aucoin 21/07/2025	Cllr Gustard	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr G Simmons			32 Brattle Wood	Kippington
Town		County	Post Code	Application date
				30/06/25
Lawful development certificate to confirm loft works granted under 16/03975/HOUSE remains lawfully implementable as works began within three years of permission being granted.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY43ELBKH6400			

19	Plan Number	Planning officer	Town Councillor	Agent
	25/01727/HOUSE	Summer Aucoin 21/07/2025	Cllr Daniell	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Heath			11 Greenwood Way	Kippington
Town		County	Post Code	Application date
				30/06/25
Demolition of garages, side and rear ground floor and all chimneys. Erection of 2 storey sides and rear extension, loft conversion with a new roof, rear dormer, rooflight and solar panels. New raised patio at the rear. Extension of driveway.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY5WL3BKH7400			

Planning Applications to be Considered

Planning Applications received to be considered on 14 July 2025

20	Plan Number	Planning officer	Town Councillor	Agent
	25/01772/HOUSE	Christopher Park 25/07/2025	Cllr Wightman (On behalf of Ea stern)	Kent Building Control Ltd
Case Officer				
Applicant				
House Name				
Road				
Locality				
H Rowe				
73 Hartslands Road				
Eastern				
Town				
County				
Post Code				
Application date				
04/07/25				
Part single storey, part two storey rear extension. Extend patio area				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYF5ZRBKHA700				

21	Plan Number	Planning officer	Town Councillor	Agent
	25/01773/MMA	Summer Aucoin 25/07/2025	Cllr Shea, on behalf of Town W est	JJR Designs
Case Officer				
Applicant				
House Name				
Road				
Locality				
CM Property Investments Limited				
42 The Drive				
Town				
Town				
County				
Post Code				
Application date				
04/07/25				
Amendment to 25/00531/HOUSE to increase the size of the external terrace.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYF5ZZBKHA900				