



Tuesday 24th June 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 30 June 2025 at 7pm.**

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/ifu2FR4i-q0> 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](#).

Town Clerk

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

Committee Members – Quorum minimum of six members

Cllr 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 7-18) To receive and agree the minutes from the Planning Committee Meeting held on 16th June 2025.
5	SEVENOAKS TOWN COUNCIL'S REQUEST FOR WICKENDEN ROAD RECONSTRUCTION TO BE EXTENDED To receive 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, however a delivery timeline is not available due to such works being re-prioritised annually dependent on budget allocations. This in response to the actioning of the below Planning & Environment Committee Minute number, recorded on 16th June 2025: 150 c) Councillors expressed their enthusiasm that the southern end of Wickenden Road is being resurfaced, and hoped that this would be extended to the remaining section at a later date. They further requested that the Planning Committee Clerk ask the District Council to suspend the enforcement of parking restrictions on relevant sections of the works in order to allow residents whose parking will be displaced to park near their homes. It was RESOLVED that the above requests be actioned by the Planning Committee Clerk.

6	KENT ASSOCIATION OF LOCAL COUNCILS: SURVEY ON LOCAL GOVERNMENT REORGANISATION (Pages 19-28) a) To receive notice 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 note that the survey is available to view via the following webpage, and to discuss and agree whether the Town Council respond before the closure date of 21st July 2025: https://www.surveymonkey.com/r/8TD637L
7	BUILDING CONTROL TEAM'S RESPONSE TO TOWN COUNCIL CONCERNS REGARDING THE MONITORING PROCESS OF A RECENT DEVELOPMENT (Page 29) To receive and note a response received from Sevenoaks District Council's Building Control team, in response to the Town Council's concerns with its monitoring and action process during the recent inaccurate delivery of a local planning application. These as forwarded in a letter to the District Council's Chief Executive as well as the Planning Validation Team, as per the below Planning & Environment Committee Minute number, recorded on 16th June 2025: 159 c) Councillors expressed their disquiet with the lack of monitoring by the Building Regulations team, as well as action by the Planning Enforcement team during the inaccurate delivery of building works at 85 Bayham Road, despite being flagged by both the Town Council and neighbours. It was RESOLVED that the Town Council compose a letter expressing its concerns with the process and resulting impact to the Chief Executive of Sevenoaks District Council, as well as the Building Regulations team.
8	KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON DRAFT ADULT SOCIAL CARE PREVENTION FRAMEWORK (Pages 31-41) a) To receive 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) To note 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) To receive 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. (Pages 31-34)

	d) To receive copy of the consultation questions and to agree whether the Town Council submit a formal response, with note that the deadline is 14th July 2025.
9	SEVENOAKS DISTRICT COUNCIL - PUBLIC CONSULTATION ON PROPOSED ACTIVE TRAVEL ROUTE (Pages 43-49) 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, 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) To receive copy of the consultation questions and to agree whether the Town Council submit a formal response, with note that the deadline is 11:59pm on 18th July 2025.
10	TECHNICAL PLANNING GOVERNMENT CONSULTATIONS (Pages 51-55) a) To receive reminder that central Government is running the following key public consultations relating to the planning system: • Implementing measures to improve transparency of Build Out - closing 7th July • Exploration of potential incentives and penalties to encourage buildout - closing 7th July 2025 • Proposed reform of site thresholds to introduce three separate thresholds - closing 9th July 2025 • Proposed reform of planning committees - closing 23rd July 2025 • Proposals to change BNG requirements for minor, medium and brownfield development - closing 24th July 2025 • Proposed introduction of BNG requirements for National Significant Infrastructure Projects - closing 24th July 2025 b) To receive and note a report summarising the contents of each of the above consultations, and to discuss and agree any responses.
11	CONSULTATION ON A NEW TOWN COUNCIL a) To receive reminder that Tonbridge & Malling Borough Council 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) To note 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) To consider and agree whether Sevenoaks Town Council submit a response, as a neighbouring Town Council.
12	STREET NAMING AND NUMBERING - NOTIFICATION OF AMENDED ADDRESS (Page 57) To receive notice that the former address of Ty Tyle Coch, Ashgrove Road has been renamed Springshaw, Ashgrove Road.
13	PLANNING APPLICATIONS (Pages 59-62) a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda. Members of the public wishing to speak and address the Planning & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details see here. b)The meeting will be reconvened to consider planning applications received during the two weeks ending 23rd June 2025.
14	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

**Arrangements for meetings which do not reach a quorum of elected members:
Delegated Authority - s.101 of the Local Government Act 1972**

The Town Clerk has delegated authority to approve and / or make decisions on behalf of the Town Council where such a decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline.

This arrangement be implemented in the occurrence that the minimum quorum of 6 elected members is not met.

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**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 16 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/d1_4pvHfWTK

Meeting commenced: 19:10

Meeting Concluded: 20:38

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Apologies
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Present
Cllr Clayton – Mayor	Present	Cllr Shea – Leader	Present, left at 8:27pm
Cllr Daniell – Deputy Leader	Apologies	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Apologies
Cllr Granville – Deputy Mayor	Present	Cllr Willis	Present
Cllr Gustard	Present	Cllr Wightman	Apologies

Also in attendance:

Town Clerk
Planning Committee Clerk
1 Member of the Public

PUBLIC QUESTION TIME

None.

144 - APOLOGIES FOR ABSENCE

As above.

145 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

146 - DECLARATIONS OF INTEREST

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

- **[Plan no. 2]:** 25/00285/MMA – 85 Bayham Road

b) Cllr Dr Dixon declared that he had a non-pecuniary interest in the following application, due to his knowing one of the neighbours. He remained open-minded to its contents.

- **[Plan no. 7]:** 25/01354/HOUSE – 53 The Drive

c) Cllr Granville declared that she also had a non-pecuniary interest in the above application, due to residing on the same road. She remained open-minded to its contents.

147 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 2nd June 2025. It was **RESOLVED** that the minutes be approved.

148 - RECOMMENDATIONS FROM THE STNP / MASTERPLANS WORKING GROUP

It was noted that the STNP / Masterplans Working Group meeting previously scheduled for 6pm on 16th June 2025 had been deferred, with no recommendations having arisen therefore.

149 - ARTICLE 13 NOTICE RECEIVED FOR A SECTION 73 APPLICATION RELATING TO GREATNESS

Councillors noted receipt of an article 13 notice for a Section 73 application in relation to the planning application referenced 25/01300/CONVAR - Greatness Playing Fields, Mill Lane. This had been received due to the application pertaining to land owned by Sevenoaks Town Council.

150 - TEMPORARY ROAD CLOSURES AND START OF WORKS NOTIFICATIONS

a) The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, including diversion routes. Cllr Gustard clarified that the road closure on Oak Lane is due to drainage works being undertaken to address flooding issues, as opposed to being related to any housing development.

b) The Committee received and noted a Start of Works Notification for a full reconstruction of both the carriageway and footways on the southern section of Wickenden Road, including details of upcoming road closures relating to these works.

c) Councillors expressed their enthusiasm that the southern end of Wickenden Road is being resurfaced, and hoped that this would be extended to the remaining section at a later date. They further requested that the Planning Committee Clerk ask the District Council to suspend the enforcement of parking restrictions on relevant sections of the works in order to allow residents whose parking will be displaced to park near their homes. It was **RESOLVED** that the above requests be actioned by the Planning Committee Clerk.

151 - UPDATE ON DARTFORD ROAD ZEBRA CROSSING

a) The Committee received and noted copy of comments submitted on behalf of Sevenoaks Town Councillors to Kent County Council, in response to draft plans received for the proposed Dartford Road zebra crossing.

b) It was noted that there would be additional opportunity for both Sevenoaks Town Council and local residents to formally respond to the proposals once final plans have been published via a Traffic Regulation Order consultation.

c) Councillors requested clarification on the proposed colour of the tarmac and whether the zebra crossing would be painted flat or raised to align with the higher pavement level at The Vine. It was **RESOLVED** that the Planning Committee Clerk seek confirmation on these matters and convey the Town Council's preference for yellow-coloured tarmac, as it is more sympathetic to the Conservation Area, and for the road level to be maintained to avoid the introduction of speed bumps.

d) On request for a delivery timeline for the zebra crossing, the Town Clerk advised that the Town Council awaited response to a funding bid from the District Council in July 2025. Kent County Council was also understood to be pursuing its own funding application towards a portion of the costs, with delivery hoped to take place by March 2026.

152 - KENT COUNTY COUNCIL HAS MADE AMENDMENT 8: A WAITING RESTRICTIONS ORDER

a) The Committee received notice that Kent County Council had published Has Made documents for its previously proposed Order for Amendment 8: a Waiting Restrictions Order on Mount Harry Road. It was noted that the effect of the Order will reduce the shared use parking bay outside 5 Mount Harry Road for a distance of 3.6 metres in an easterly direction.

b) It was noted that the Planning & Environment Committee had received notice of the above proposed Order on 7th April 2025, however did not consider it necessary to submit a response.

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

a) The Committee received notice that Kent County Council is consulting on its draft Adult Social Care Prevention Framework, and that further information could be viewed via the following webpage:

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

b) Councillors noted that the framework did not consider the benefits of co-housing alternatives for care provision, which was considered a missed opportunity given the highly successful model used by Rockdale House in supporting its residents.

c) The Committee received copy of the consultation questions and it was **RESOLVED** that a Working Group be formed comprising Cllr Camp, Cllr Clayton, Cllr Dr Canet and Cllr Granville to prepare a draft response for approval at a future Planning & Environment Committee meeting.

d) Councillors expressed concern that a key demographic affected by the draft framework may lack access to, or confidence with, digital resources and could therefore be overlooked in publicity efforts and underrepresented in responses. It was **RESOLVED** that the Town Council write to local County Council Member Cllr Streatfeild, requesting that he raise this concern at County Hall and seek clarification as to how Officers are ensuring that this demographic be reached.

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

a) The Committee received notice 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. It was noted that the deadline for comment is 11:59pm on 18th July 2025.

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 could be viewed via the following webpage:

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

c) The Committee received and noted a copy of the consultation questions and agreed that the Town Council should prepare a formal response, raising the following concerns in particular:

- The Cramptons Road speedbumps are considered an unnecessary cost and hindrance to both cyclists and motorists, as well as exacerbating local parking pressures
- The designs as proposed do not extend beyond the Bat & Ball junction, which is a missed opportunity to connect it to the east to west cycle route and achieve the goal of facilitating a safe cycling route for school children
- The route does not extend to the Sevenoaks Quarry development which is a further missed opportunity to connect the route to a key future settlement, improve connectivity and enhance an existing Public Right of Way
- The funding to deliver the route is yet to be obtained, therefore including the above additional connections and reducing the hard engineering features at the

early design stage could help to secure their delivery. Upgrading an existing Public Right of Way could also secure additional funding resources.

- It was understood that Kent County Council would be seeking a meeting with relevant bodies to coordinate the various projects being delivered near the Bat & Ball junction, and Councillors recommended that Tarmac be included in these to ensure connectivity to the cycling routes planned at Sevenoaks Quarry. A similar “roundtable discussion” request by the Town Council had been agreed to by Tarmac six months ago, and it was agreed that the Planning Committee Clerk would remind representatives at the next Sevenoaks Quarry Steering Group meeting on Thursday 19th June.

d) It was **RESOLVED** that Cllr Shea and Cllr Clayton collaborate on a draft response for consideration at a future Planning & Environment Committee.

155 - STREET NAMING AND NUMBERING - NOTIFICATION OF AMENDED ADDRESS

The Committee received notification that the address of the former Strathgarve, 27 Serpentine Road, Sevenoaks, Kent, TN13 3XR had been amended to 27 Serpentine Road.

156 - STREET NAMING AND NUMBERING - CONSULTATION ON PROPOSED THOROUGHFARE NAME, CHANDLERS WALK

a) The Committee received copy of a consultation letter from Sevenoaks District Council, seeking comments on the proposed name of "Chandlers Walk" for the pedestrian thoroughfare due be delivered at 136 High Street (the former Tesco building). It was noted that the comment deadline is 28th June 2025.

b) The Committee also received and noted a report on the origins of the name, as previously reported to the Planning & Environment Committee on 13th January 2025.

c) Councillors expressed their support for the proposed name “Chandlers Walk,” as well as appreciation in having been consulted at this early stage. It was **RESOLVED** that this be forwarded to the District Council in response to the consultation, alongside the Councillors’ keen welcoming of further such collaboration on similar future projects.

157 - CONSULTATION ON A NEW TOWN COUNCIL

a) Councillors received notice 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. It was noted that this would run for six weeks and conclude at 5pm on 14th July 2025.

b) The Committee received a copy of the questions and 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 questions had been specifically framed to elicit responses from local residents of Tonbridge & Malling Borough Council, however the Town Councillors agreed that they would like to write a letter in favour of a Town Council being formed. It was **RESOLVED** that this be deferred to the next Planning & Environment Committee meeting, once Councillors had attended a scheduled meeting with representatives responsible for initiating the process of forming a Town Council.

158 - TECHNICAL PLANNING GOVERNMENT CONSULTATIONS

a) The Committee received notice that central Government had launched the following key public consultations relating to the planning system:

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

b) The Planning Committee Clerk provided a brief summary of each consultation and its potential impact on Sevenoaks Town. Cllr Shea expressed concern that the proposed reforms of planning committees could result in the categories of planning applications on which Town and Parish Councils are formally consulted on being reduced, and it was **RESOLVED** that the Planning Committee Clerk investigate this matter.

c) Councillors further enquired as to whether the Kent Association for Local Councils had published any guidance on the above consultations, and it was agreed that the Planning Committee Clerk investigate and forward any relevant material to members.

d) It was **RESOLVED** that Councillors review the above detailed consultations and forward any comments to the Planning Committee Clerk to collate, for consideration at a future Planning & Environment Committee meeting.

159 - PLANNING APPLICATIONS

a) Minute Item 159b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

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

- **[Plan no. 2]:** 25/00285/MMA – 85 Bayham Road (Against)

c) Councillors expressed their disquiet with the lack of monitoring by the Building Regulations team, as well as action by the Planning Enforcement team during the inaccurate delivery of building works at 85 Bayham Road, despite being flagged by both the Town Council and neighbours. It was **RESOLVED** that the Town Council compose a letter expressing its concerns with the process and resulting impact to the Chief Executive of Sevenoaks District Council, as well as the Building Regulations team.

d) The Committee considered planning applications received during the two weeks ending 9th June 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

160 - PRESS RELEASES

None.

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 16-6-25

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01190/HOUSE	Christopher Park 18/06/2025	Cllr Camp	Colin Smith Planning Ltd
Applicant	House Name	Road	Locality	
Mr C Hughes	Windy Ridge	13 Hitchen Hatch Lane	St Johns	
Town	County	Post Code	Application date	
			28/05/25	

24/01190/HOUSE - Amended plan

Removal of the front garden area and front boundary wall and the re-landscaping of the front garden, together with the widening of the access.

A summary of the main changes are set out below:

The labelling on the plans have been altered to clarify which plans are as approved and which are proposed.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval, provided the Planning Officer is satisfied with the colour and materials used and that they comply with the Residential Character Area Assessment.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/00285/MMA	Christopher Park 20/06/2025	Cllr Clayton	Coleman Anderson Archit
Applicant	House Name	Road	Locality	
Mrs J Jackson		85 Bayham Road	Eastern	
Town	County	Post Code	Application date	
			30/05/25	

25/00285/MMA - Amended plan

Amendment to 23/00030/HOUSE to alter the width of the rear extension and reduce the distance between the rear extension and adjacent fence/boundary.

A summary of the main changes are set out below:

Amended plans have been provided which have altered the position of the extension in relation to the adjacent fence.

Comment

Sevenoaks Town Council reiterated its previous recommendation for refusal on the grounds of loss of light, as well as inability to determine whether the plans as proposed match the structure delivered and whether the latter would pass a 45 degree light test.

Informative:

Sevenoaks Town Council strongly advised that manual measurements and light tests be conducted on site by the Planning Officer, due to the rear extension already having been built. It further expressed its disquiet at the lack of monitoring by Building Regulations during construction and lack of action of enforcement when concerns with inaccuracies in the plans were first raised.

Planning Applications Considered

Applications considered on 16-6-25

3	<i>Plan Number</i> 25/00953/HOUSE	<i>Planning officer</i> Samantha Yates 24/06/2025	<i>Town Councillor</i> Cllr Skinner	<i>Agent</i> MSD ARCHITECTS
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bournebeech Ltd (D Thompson)			75 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/06/25

25/00953/HOUSE - Amended plan

Proposed single storey rear extension with skylight.

A summary of the main changes are set out below:

Amended drawing.

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed new windows as shown in the elevation plans - noted as absent in the documentation - would have an unacceptable negative impact on the privacy of the neighbouring property.

Informative:

The Town Council clarified that it had no objection to the planned extension itself nor to the newly proposed porch.

4	<i>Plan Number</i> 25/01118/HOUSE	<i>Planning officer</i> Stephanie Payne 19/06/2025	<i>Town Councillor</i> Cllr Wightman	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Wotton		Heather House	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/25

Remove existing gate and post and rail fencing side bays. Replace with brick wall 1.75m high and piers 1.9m high with lighting, and new gates 2m high.

Comment

Proposed from the Chair with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i> 25/01306/LBCALT	<i>Planning officer</i> Stephanie Payne 25/06/2025	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Wyatt Glass Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Haine		2 Kippington House	126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/25

4 non historic sash windows to be replaced and 1 historic sash window restored.

Comment

Sevenoaks Town Council recommended approval, subject to Conservation Officer being satisfied.

Planning Applications Considered

Applications considered on 16-6-25

6	<i>Plan Number</i> 25/01338/HOUSE	<i>Planning officer</i> Christopher Park 19/06/25	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Jeremy Page Associates
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Van Emmenis			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/25
Raised decking area and side screen to the rear elevation.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i> 25/01354/HOUSE	<i>Planning officer</i> Christopher Park 17/06/2025	<i>Town Councillor</i> Cllr Willis	<i>Agent</i> A2D Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Bater			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/25
Proposed loft conversion, dormer enlargement, rooflights and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of negative impact to the street scene and the designs being contrary to Policy EN4.

8	<i>Plan Number</i> 25/01387/MMA	<i>Planning officer</i> Christopher Park 23/06/2025	<i>Town Councillor</i> Cllr Ancrum	<i>Agent</i> Clague LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Froud		Brightstone	6 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/25
Amendment to 24/00922/HOUSE to maximise internal space including repositioning of door, relocation of window to front elevation and inclusion of roof light.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-6-25

9	Plan Number 25/01403/HOUSE	Planning officer Stephanie Payne 23/06/2025	Town Councillor Cllr Clayton	Agent Stephen Langer Associat
Applicant		House Name	Road	Locality
R Greene and V Hooker		Kent Cottage	Wilderness Mount	Eastern
Town		County	Post Code	Application date
				02/06/25
Internal alterations at ground, first and second floor. Replacement single story extension. Repairs/replacement windows. Demolition of greenhouse. Single storey garden office.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning and Conservation Officers are satisfied that:

- The materials and design of the ground floor extension are in keeping with the original structure
- The character of internal woodwork - panelling, beams, doors and staircase - which are original Baillie Scott features, are conserved as far as possible
- The garden office design and siting do not harm the setting of the listed building

10	Plan Number 25/01404/LBCALT	Planning officer Stephanie Payne 23/06/2025	Town Councillor Cllr Clayton	Agent Stephen Langer Associat
Applicant		House Name	Road	Locality
R Greene and V Hooker		Kent Cottage	Wilderness Mount	Eastern
Town		County	Post Code	Application date
				02/06/25
Internal alterations at ground, first and second floor. Replacement single story extension. Repairs/replacement windows. Demolition of greenhouse. Single storey garden office.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning and Conservation Officers are satisfied that:

- The materials and design of the ground floor extension are in keeping with the original structure
- The character of internal woodwork - panelling, beams, doors and staircase - which are original Baillie Scott features, are conserved as far as possible
- The garden office design and siting do not harm the setting of the listed building

11	Plan Number 25/01415/MMA	Planning officer Abbey Aslett 27/06/2025	Town Councillor Cllr Daniell	Agent Robinson Escott Planning
Applicant		House Name	Road	Locality
Portman Homes LTD (Mr S Bla		Chance Cottage	104 Oakhill Road	Kippington
Town		County	Post Code	Application date
				06/07/25
Amendment to 24/03318/CONVAR to at the ground and first floor level, as well as converting the approved roofscape into further bedrooms, which will be served by dormers.				

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no loss of amenity to neighbouring properties by way of dominance and overlooking.

Planning Applications Considered

Applications considered on 16-6-25

12	Plan Number	Planning officer	Town Councillor	Agent
	25/01419/HOUSE	Summer Aucoin 25/06/2025	Cllr Ancrum	Mr Kuldip Sira
Applicant		House Name	Road	Locality
Mr and Mrs Vyas			71 Wickenden Road	Eastern
Town		County	Post Code	Application date
				04/06/25
Demolition of rear extension and side garage, erection of single storey rear extension, side extension and front porch.				

Comment

Sevenoaks Town Council recommended, approval subject to the Planning Officer being satisfied that the materials to be used are in keeping with the style of the property.

13	Plan Number	Planning officer	Town Councillor	Agent
	25/01439/HOUSE	Abbey Aslett 20/06/2025	Cllr O'Hara	ED Planning Ltd
Applicant		House Name	Road	Locality
Mr L Perhirin			4 Westwood Way	Northern
Town		County	Post Code	Application date
				30/05/25
Proposed loft conversion with dormer window to rear elevation and three rooflight windows to front elevation, removal of chimney stack.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no impact on the amenity of the neighbouring properties.

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

* 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)?

* 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)

* 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)

* 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?

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

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

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

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

* 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)

--

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?

* 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?

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?

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

* 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)

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

Agenda Item 7 Sevenoaks District Council Building Control response to the Town Council's concerns regarding the monitoring process of a recent development

From: Building Control

Sent: 24 June 2025 11:56

To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Subject: RE: Letter from Sevenoaks Town Council

Good morning

Further to your email and attached correspondence.

Inspections were carried out and the application completed on 9th September 2024. As far as Building Control is concerned the extension complied with the Building Regulations.

Kind Regards

Mary Sharp

Building Control Technical Officer

The above comment (s) are made in relation to the Building Regulations, Building Safety Acts and the Building Act only. They do not infer any descision or judgement under any other legislation.



Sevenoaks District Council
Council Offices Argyle Road Sevenoaks TN13 1HG
Tel: 01732 227376
Email:
Online: [Building Control | Sevenoaks District Council](#)
Web Page: www.sevenoaks.gov.uk



FS 776322

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Agenda Item Planning & Environment Committee 30th June 2025

Correspondence with Kent County Councillors regarding Sevenoaks Town Council's request for information about the accessibility of Kent County Council's Adult Social Care Prevention Framework consultation

From: Richard Streatfeild

Sent: 23 June 2025 12:43

To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>; Cllr Shea

Subject: Fw: STC request regarding accessibility of the KCC Adult Social Care Consultation

Please see below from the Cabinet Member on your feedback to the Adult Social Care consultation.

Best wishes

Richard

Richard Streatfeild
(he,him,his)
Cllr RG Streatfeild MBE
Sevenoaks Town



✉ Richard.Streatfeild@Kent.gov.uk



[Sevenoaks Liberal Democrats](#)



From: Clare Stewart - CED GLD on behalf of Diane Morton - MEM

Sent: 23 June 2025 11:33 AM

To: Richard Streatfeild - MEM

Cc: Richard Smith - AH CDO

Subject: STC request regarding accessibility of the KCC Adult Social Care Consultation

Dear Richard

Thank you for your email regarding concerns raised by Sevenoaks Town Council around the accessibility of the Adult Social Care Prevention Framework Consultation (6 June – 14 July 2025) and the Council's request for further information pertaining to the following three key points:

- Promote awareness of the consultation among those who are not online or regularly using digital media or accessing public spaces.
- Provide accessible, non-digital methods for residents to engage with the process and submit their views.

- Ensure that a representative sample of the population is heard, particularly hearing from those more likely to rely on adult social care services.

Prior to the consultation, we spoke with around 150 partner contacts, who have been engaging with us throughout the development of the Prevention Framework, including district councils, health, housing and Voluntary, Community and Social Enterprise (VCSE), requesting advice and support in how they can help us promote the consultation and engage with residents. We also identified where we had gaps in our equality data and approached specific organisations that could deliver face to face discussions on our behalf.

We have promoted the consultation among those who are not online by displaying posters in public spaces such as libraries and gateways. We are working with Community Wardens to raise awareness within communities and asking Patient Participation Groups to promote the consultation within local communities. We have been sharing printed promotional materials with social care involvement groups across the county that meet in person at community locations. There have been additional efforts to make people aware of the consultation face to face at local forums and existing community events.

The consultation information will be included in a digital newsletter which will be distributed this week to around 300 people and carers who have registered for social care updates and have an interest in getting involved in shaping services.

We are working with partners including the VCSE to utilise existing groups and activities. We plan on attending 16 events (list attached) during the consultation and hope to engage with around 400 people during these events. An example is a visit to the DVCC 'The Space' Riverside Club in Sevenoaks, which sees an average footfall of between 60-80 people weekly, this is a place where local people come together to connect and share food, play boardgames and socialise, and a member of the consultation team was able to share awareness of the consultation and support attendees to complete paper questionnaires during the visit.

We are providing accessible, non-digital methods for residents to engage with the consultation, people can request paper copies of the consultation, freepost envelopes are available, and we can help people complete the consultation questionnaire, either in person or over the telephone.

The consultation has been promoted to the adult social care workforce who work directly with people that currently access care and support. And to the local media.

We are ensuring that a representative sample of the population is heard, particularly from those more likely to rely on adult social care services. We regularly review how people are engaging the consultation and consider if and where a more targeted approach is needed. We welcome your support in promoting the consultation, so please invite us to any events where we can engage more Kent residents.

I hope that has been a useful summary, I have provided an overview but there is much more engagement sitting within this work. If there are further opportunities to engage with the Sevenoaks community before our consultation end date of 14 July, please do let me know.
Kind regards

Diane

Diane Morton
Cabinet Member for Adult Social Care & Public Health
Member for Gravesham Rural
Kent County Council

Tel: 03000 417487

Email: diane.morton@kent.gov.uk

For details on how I will use your information please click [here](#) for my privacy notice

From: Diane Morton - MEM
Sent: 18 June 2025 13:49
To: Richard Streatfeild - MEM
Cc: Clare Stewart - CED GLD
Subject: RE: STC request regarding accessibility of the KCC Adult Social Care Consultation

Thank You Richard for your email

I will indeed investigate and respond as soon as I can

Kind regards

Diane

Diane Morton
Cabinet Member for Adult Social Care & Public Health
Member for Gravesham Rural
Kent County Council

Tel: 03000 417487

Email: diane.morton@kent.gov.uk

For details on how I will use your information please click [here](#) for my privacy notice

From: Richard Streatfeild - MEM
Sent: 18 June 2025 11:47
To: Richard Smith - AH CDO Diane Morton - MEM
Subject: Fw: STC request regarding accessibility of the KCC Adult Social Care Consultation

Dear Diane,

Sevenoaks Town Council considered its response to the current consultation on Monday. They have requested me to pass on their concerns about accessibility to the consultation for the population it most effects.

Please see the forwarded message below.

Could you outline what plans the administration has to improve participation in the consultation?

Best wishes

Richard

Richard Streatfeild
(he,him,his)
Cllr RG Streatfeild MBE
Sevenoaks Town



✉ Richard.Streatfeild@Kent.gov.uk



[Sevenoaks Liberal Democrats](#)



From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Sent: 17 June 2025 10:56 AM

To: Richard Streatfeild - MEM

Subject: STC request regarding accessibility of the KCC Adult Social Care Consultation

Dear Cllr Streatfeild,

I'm writing on behalf of Sevenoaks Town Council to raise a concern regarding the accessibility of the County Council's current consultation on the draft Adult Social Care Prevention Framework.

Given the nature of the proposals, the Town Councillors are particularly concerned that those who are less digitally confident or do not have access to I.T resources – many of whom are likely to be most affected by this framework – may be unaware of the consultation or unable to participate effectively if engagement and advertisement is primarily online.

The Town Council would therefore like to respectfully request that you seek clarification from the relevant officers or at County Hall on the specific steps being taken to:

Promote awareness of the consultation among those who are not online or regularly using digital media or accessing public spaces

Provide accessible, non-digital methods for residents to engage with the process and submit their views

Ensure a representative sample of the population is heard, particularly from those more likely to rely on adult social care services

The Town Council would appreciate any updates you can share, and would be happy to support local efforts to widen awareness through non-digital means.

Thank you for your continued support and representation.

Kind regards
Georgie

Georgie Elliston

Consultation Questionnaire

Kent County Council (KCC) is seeking your views on our proposed Prevention Framework for Adult Social Care.

We recommend that you read the draft Prevention Framework before answering the questions.

Please ensure your response reaches us by Monday 14 July 2025.

Section 2 – The Prevention Framework

Q4a. How easy or difficult was the wording in the Prevention Framework to understand? Please select **one option.**

☐	Very easy
☐	Quite easy
☐	Neither easy nor difficult
☐	Quite difficult
☐	Very difficult
☐	I don't know

Q4b. If you found the wording in the Prevention Framework quite difficult or very difficult to understand, please tell us why.

Q5a. How easy or difficult was it to understand the diagrams and pictures in the Prevention Framework?

Please select **one** option.

☐	Very easy
☐	Quite easy

☐	Neither easy nor difficult
☐	Quite difficult
☐	Very difficult
☐	I don't know

Q5b. If you found the diagrams and pictures in the Prevention Framework quite difficult or very difficult to understand, please tell us why.

Our draft ambition is: “By 2035, adult social care in Kent will have fundamentally shifted towards a strategic, operational and financial model that prioritise prevention, early intervention and delay of escalating care needs. We will make the best use of data and research-led practices, early interventions and partnership working”

Q6a. To what extent do you agree or disagree with our draft ambition?

Please select **one** option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	I don't know

Q6b. Please tell us the reason for your answer.

The next questions are about the five key approaches in the Prevention Framework. These are:

- Principle of prevention first
- Focused support
- Partnership working
- Inclusion and equity
- Measuring and evidencing impact

We would like to know what you think about the priorities for each of these areas.

The priorities for the **‘Principle of prevention first’** are:

- work with partners to strengthen community capacity to enable people to have access to the right support in their own communities.
- offer simpler, more coordinated ways for people to find trusted information and support, so they can make good lifestyle choices and plan ahead.
- train a resilient workforce to strengthen community health and wellbeing and connect people with proactive community solutions which provide early support and maximise independence.
- make it easier for people to take control of their own care online, from assessing needs to planning support and managing payments.
- make the most of technology to help people remain independent and in control of their own care at home. This includes better use of data and Artificial Intelligence (AI) to predict needs early and improve outcomes.

Q7a. To what extent do you agree or disagree with the priorities for the ‘Principle of prevention first’? Please select **one** option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	I don't know

Q7b. Please tell us if you have any comments or suggestions about the priorities for the ‘Principle of prevention first’. In your answer, please tell us which of the priorities you are commenting about. Please write your comments in the box below.

The priorities for **‘Focused support’** are:

- use data and insights to co-design support that helps older people to stay healthy, well-connected and independent - and able to continue living in their own home for as long as they can.
- create the conditions for younger people to be empowered as they move into adulthood, so that they feel equipped to make their own decisions and achieve

their life goals. This will mean more joined-up planning between education, health, social care, housing, transport and employers.

- work with partners (including through multi-agency working) to identify and reach people at risk of, or living with long term conditions, such as stroke, dementia and frailty, in an effort to maximise people's independence and wellbeing.
- invest in community action that improves mental health and wellbeing especially in communities most at risk. We recognise the need for supported living, employment support alongside support groups, social activities and peer support networks.
- raise the profile of unpaid carers, recognising the value they bring and proactively support their needs to see positive health and wellbeing outcomes.

Q8a. To what extent do you agree or disagree with the priorities for 'Focused support'? Please select **one option.**

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	I don't know

Q8b. Please tell us if you have any comments or suggestions about the priorities for 'Focused support'. In your answer, please tell us which of the priorities you are commenting about. Please write your comments in the box below.

The priorities for '**Partnership working**' are:

- work with our partners to align our prevention priorities, encourage and support good life choices, join up funding and ensure our resources are better coordinated to respond to the needs of our population.
- work more closely with the Voluntary, Community and Social Enterprise (VCSE) sector as a strategic delivery partner to co-design and co-deliver support with communities. Together we will monitor and evaluate outcomes to ensure support is effective, responsive and delivering good value.
- take a place-based commissioning approach to co-design and deliver the right support to meet local needs, which is built on mutual trust, shared values and ongoing communication.

- play our part alongside partners to consider how good housing, employment, financial circumstances, a social network and a clean and sustainable environment can enhance health and how our actions can reduce inequalities in need for health and social care.
- work with partners to enable people to “wait well” for care and support, by increasing access to technology, rehabilitation, therapies and other community-based support.

Q9a. To what extent do you agree or disagree with the priorities for ‘Partnership working’? Please select **one** option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	I don’t know

Q9b. Please tell us if you have any comments or suggestions about the priorities for ‘Partnership working’. In your answer, please tell us which of the priorities you are commenting about. Please write your comments in the box below.

The priorities for ‘**Inclusion and equity**’ are:

- work with partners to maximise our use of data and move our efforts to where they are most needed, so that we can help people more effectively.
- understand and break down barriers to accessing care and support, working with partners to ensure people have the knowledge, skills and confidence to access, understand and use information and services effectively, including online.
- take active steps to reach those who may have greater or unmet needs for care and support, and ensure they have good outcomes.
- actively facilitate resilient, accessible and connected communities, to ensure that the services and support available reflect the needs of local populations.
- continue to develop strong partnerships with all Kent communities.

Q10a. To what extent do you agree or disagree with the priorities for ‘Inclusion and Equity’? Please select **one** option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree
☐	Tend to disagree
☐	Strongly disagree
☐	I don't know

Q10b. Please tell us if you have any comments or suggestions about the priorities for 'Inclusion and equity'. In your answer, please tell us which of the priorities you are commenting about. Please write your comments in the box below.

The priorities for '**Measuring and evidencing impact**' are:

- co-design with communities and partners how we measure outcomes and value for money, making sure it reflects what matters to people.
- work with partners to improve how we collect, record and share data, so we better understand Kent residents' needs and experiences and can focus support where it's needed most.
- champion for Kent-based research to include a focus on social care outcomes, advocate nationally for a greater focus on prevention research and will source funding opportunities to support prevention activity.
- use consistent and robust methods to measure our impact, ensuring evaluations are proportionate, to inform our decision-making processes.
- take a long-term approach when investing in prevention, understanding it takes time to show its full impact. We will monitor progress and remain flexible to continuously improve outcomes.

Q11a. To what extent do you agree or disagree with the priorities for 'Measuring and evidencing impact'? Please select **one** option.

☐	Strongly agree
☐	Tend to agree
☐	Neither agree nor disagree

☐	Tend to disagree
☐	Strongly disagree
☐	I don't know

Q11b. Please tell us if you have any comments or suggestions about the priorities for 'Measuring and evidencing impact'. In your answer, please tell us which of the priorities you are commenting about. Please write your comments in the box below.

Q12. Please add any further comments you would like to make about the Prevention Framework. Is there anything else you feel may need to be included or emphasised? Please write your comments in the box below.

Note:

The Privacy Notice and Demographic questions have been removed due to the purpose of the survey's attachment being for the Planning & Environment Committee to agree response to the key content questions of the consultation.

For full copy of the survey please visit the following webpage:

https://letstalk.kent.gov.uk/prevention-framework?tool=survey_tool#tool_tab

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Otford to Sevenoaks Walking, Wheeling & Cycling Route

Overview

Sevenoaks District Council and Kent County Council are working together to develop a new walking, wheeling and cycling route that connects the heart of Otford to Sevenoaks, allowing residents to travel by a safe, attractive and sustainable means as an alternative to using their cars for short journeys.

The route connects Otford village centre to Bat and Ball junction, linking local attractions such as Otford Palace and Palace Park Wood with key commercial spots including Sainsbury's, Aldi, McDonald's, and Riverside retail park.

The route is part of our wider plan to create a network of safe and attractive walking and cycling routes and will complement the Sevenoaks East to West route, which is currently being built.

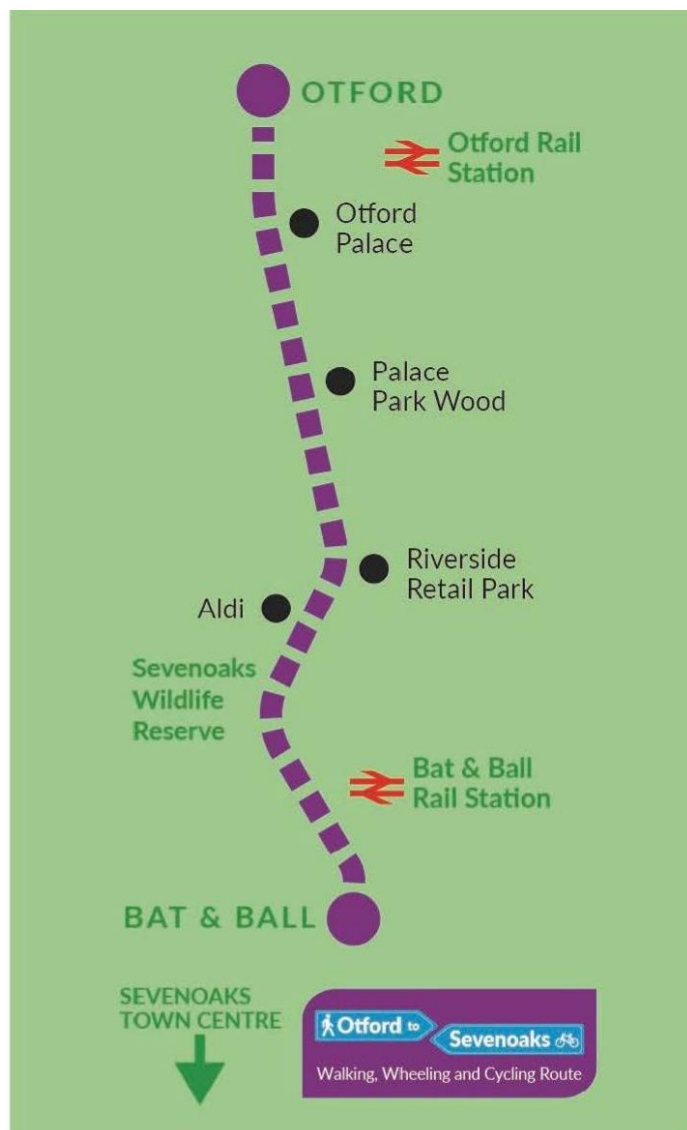
You can view the plans at two in-person drop-in sessions:

- Tuesday 17 June from 2pm to 5pm at Otford Village Memorial Hall; and
- Monday 7 July from 5pm to 8pm at the Luggage Room, Bat and Ball train station.

Your views and local knowledge will help inform and shape the project before designs are finalised. Staff from the Council and the designers will be on hand to hear your views and answer questions.

The consultation will be open from **Friday 6th June for a period of six weeks**. All comments must be submitted no later than **11:59pm on Friday 18th July 2025**.

If you have any queries, please contact our Strategic Planning Team by emailing planning.policy@sevenoaks.gov.uk or calling **01732 227000**.



About your journeys

Firstly, we would like to know a little about your current journeys between Otford and Sevenoaks.

1. How do you usually travel between Otford and Sevenoaks and how often?

Please tick one option for the transport mode e.g. Cycling for pleasure - once a week

Transport Mode	Every day or nearly every day	2-5 days a week	Once a week	Less often but at least once a month	Less often than once a month	Never
Walking or wheeling (using a wheelchair) to get to/from work or school	☐	☐	☐	☐	☐	☐
Walking or wheeling (using a wheelchair) for pleasure	☐	☐	☐	☐	☐	☐
Cycling to get to/from work or school	☐	☐	☐	☐	☐	☐
Cycling for pleasure	☐	☐	☐	☐	☐	☐
Car, van or motorcycle to get to/from work or school	☐	☐	☐	☐	☐	☐
Car, van or motorcycle for pleasure	☐	☐	☐	☐	☐	☐
Public transport (e.g bus, taxi, train) to get to/from work or school	☐	☐	☐	☐	☐	☐
Public transport (e.g bus, taxi, train) for pleasure	☐	☐	☐	☐	☐	☐

2. What stops you from walking, wheeling or cycling more often?

Please tick one option for the reason e.g. I don't have access to a bike - Disagree

Reason	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly Disagree
I don't have access to a bike	☐	☐	☐	☐	☐
Using a car or public transport is easier/quicker	☐	☐	☐	☐	☐
The places I want to travel to are too far away to walk, wheel or cycle	☐	☐	☐	☐	☐
Fear of being involved in a collision	☐	☐	☐	☐	☐
I don't feel safe cycling on the road	☐	☐	☐	☐	☐
Poorly maintained road, footpath or cycle lane surfaces	☐	☐	☐	☐	☐
Lack of cycle routes or footpaths	☐	☐	☐	☐	☐
I don't have anywhere safe to store a bicycle at home or at my destination	☐	☐	☐	☐	☐
Health reasons	☐	☐	☐	☐	☐
I don't feel confident enough to cycle	☐	☐	☐	☐	☐
The weather	☐	☐	☐	☐	☐
I don't feel safe walking, wheeling or cycling on my own	☐	☐	☐	☐	☐
Nothing stops me from walking, wheeling or cycling more often	☐	☐	☐	☐	☐
Another reason	☐	☐	☐	☐	☐

If you have selected 'another reason' please provide details here:

3. How much do you agree that the following would encourage you to walk, wheel or cycle more often?

Please tick one option for the reason e.g. Saving money on transport costs - Agree

Reason	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly Disagree
Saving money on transport costs	☐	☐	☐	☐	☐
Getting more exercise /improving my health	☐	☐	☐	☐	☐
Knowing I am helping the environment	☐	☐	☐	☐	☐
New footways or cycle facilities	☐	☐	☐	☐	☐
Separating facilities to cycle or walk on away from traffic	☐	☐	☐	☐	☐
Routes that are more direct to my desired destination	☐	☐	☐	☐	☐
More lighting for travelling at night	☐	☐	☐	☐	☐
Seeing more people walking or cycling	☐	☐	☐	☐	☐
Better maintained existing roads, footways or cycle paths	☐	☐	☐	☐	☐
A more attractive environment to travel around	☐	☐	☐	☐	☐
Nothing would encourage me to walk, wheel or cycle more	☐	☐	☐	☐	☐
Another reason	☐	☐	☐	☐	☐

If you have selected 'another reason' please provide details here

Your Views

The route connects Otford village centre to Bat and Ball junction, linking local attractions such as Otford Palace and Palace Park Wood with key commercial spots including Sainsbury's, Aldi, McDonald's, and Riverside retail park.



4. To what extent do you agree with the proposed improvements for walking, wheeling and cycling from Otford to Sevenoaks?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither agree or disagree
- ☐ Disagree
- ☐ Strongly Disagree

5. Would you use the proposed route for walking, wheeling or cycling?

- ☐ Yes
- ☐ No
- ☐ I don't know

6. Do you have any further comments about the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

7. Do you wish to comment on the Technical Drawings?

☐ Yes

☐ No

The technical drawings can be viewed online:

www.sevenoaks.gov.uk/wwwc

Due to the size and detail of the technical drawings, they are not included in this printed survey. Hard copies are also available for public viewing at:

- Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG
- Monday to Thursday - 8.45am to 5pm
- Friday - 8.45am to 4.45pm

8. Do you have any comments about the technical drawing 1 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

9. Do you have any comments about the technical drawing 2 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

10. Do you have any comments about the technical drawing 3 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

11. Do you have any comments about the technical drawing 4 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

12. Do you have any comments about the technical drawing 5 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

13. Do you have any comments about the technical drawing 6 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

14. Do you have any comments about the technical drawing 7 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

15. Do you have any comments about the technical drawing 8 for the proposed walking, wheeling and cycling improvements from Otford to Sevenoaks?

Note:

The Privacy Notice and Demographic questions have been removed due to the purpose of the survey's attachment being for the Planning & Environment Committee to agree response to the key content questions of the consultation.

For full copy of the survey please visit the following webpage:

<https://www.sevenoaks.gov.uk/wwc>

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Agenda Item ... Planning & Environment Committee 30th June 2025

Summary of key planning consultations being held by central government

Consultation 1: Implementing measures to improve Build Out transparency: Technical consultation - GOV.UK	
Comment deadline: 7 th July 2025	STC Committee dates: 30 th June 2025 ONLY

Executive summary/points of interest for STC:

Proposals will deliver greater transparency on development timelines of major sites (50+ units) including commencement notices and annual delivery reports to be submitted to Local Planning Authorities (LPAs) and published on the Planning Portal.

Expanded summary:

Proposals being consulted on include requiring developers to provide build out statements as part of their initial planning application, submit a commencement notice prior to starting work on an approved development, and submit annual progress reports on housing delivery until the development is completed. Failure to submit these on time could result in fines, and they would also be included in the planning register and publicly available. The consultation also introduces the power for LPAs to decline to determine applications where the developer has persistently and “unreasonably” failed to deliver schemes that have received planning permission within that authority’s area – using the annual reports to inform and build a “track record” of developers’ build out performance.

The proposed threshold for the above requirements is developments with 50 or more dwellings, which would include houses and flats of all tenures, mixed use development where this includes dwellings, and specialist housing e.g. student accommodation. It would not impact minor or small scale residential development.

If passed, the proposals are hoped by central government to come into place from 2026.

Also being investigated is introducing delivery incentives as well as a “Delayed Homes Penalty” when development falls materially behind pre-agreed build out schedules. These are being consulted on separately – see consultation 2.

Questions include – whether the threshold is right (should it be higher or lower?), what information should be required in the build out statements, commencement notices, and annual reports, what timelines should be required for their submission, and how schemes with multiple developers should be handled.

Consultation 2:

[Planning Reform Working Paper: Speeding Up Build Out - GOV.UK](#) – formal consultation

Comment deadline:

7th July 2025

STC Committee dates:

30th June 2025 ONLY

Executive summary/points of interest for STC:

Proposals explore introduction of a conditional confirmation of Compulsory Purchase Orders (CPO) for delayed or stuck sites – e.g. potentially impacting sites such as the Former Farmers and Former Edwards Electrical site. Current legislation allows LPAs to pursue a CPO *on behalf* of a Town or Parish Council as opposed to their being able to pursue one themselves, and no change is proposed to this.

Expanded summary:

In addition to consultation 1 of this report, this consultation seeks views on further action the government could take to encourage faster build out.

Proposals being consulted on include incentivising and supporting models of development build out such as partnership models, greater affordable housing, public sector master-planned sites and smaller sites, as well as introducing as a last resort a “Delayed Homes Penalty”.

Delayed or stuck sites could be subject to new incentives such as the New Homes Accelerator and, failing this, reformed Compulsory Purchase Order processes or new Delayed Homes Penalties.

The conditional confirmation Compulsory Purchase Orders is explored, which would mean that, should the landowner not progress or deliver their proposals on a site, the powers of the conditional Order could then be activated. This would remove the financial risk to LPAs who would otherwise be deterred from pursuing an Order in case it is rejected on the basis that the landowner has demonstrated they have an alternative, deliverable proposal.

A potential framework for a Delayed Homes Penalty is also being explored. This would be a last resort and apply only to sites over a particular threshold, and where the developer is evidenced to have fallen substantially behind their build out schedule without a justifiable reason for doing so. This would be a fine, with several potential ways proposed to calculate this including percentage of the house price or loss of Council Tax income that would have been generated by the new houses being completed by their predicted delivery dates.

It is intended by central government that the secondary legislation needed to implement these reforms will be brought forward later this year (2025).

Questions include – feedback and recommendations sought on the proposals to support faster housebuilding and penalise delayed delivery, including thresholds, exemptions and alternative options.

Consultation 3:

[Planning Reform Working Paper: Reforming Site Thresholds - GOV.UK](#) – informal consultation

Comment deadline:

9th July 2025

STC Committee dates:

30th June 2025 **ONLY**

Executive summary/points of interest for STC:

Minor and medium threshold sites could be restricted to delegated officer powers only, as well as being exempt from or having reduced Biodiversity Net Gain (BNG) requirements. No detail is given as to whether the role of Statutory Consultees including Town/Parish Councils will change, e.g. if they will no longer be consulted on minor threshold sites for instance.

Expanded summary:

Proposals being consulted on include reform of site thresholds which introduces a medium-sized site threshold as well as simplification of requirements for minor sites and strengthening of requirements for major sites.

Under this new graduated system, minor sites (less than 10 homes or up to 0.5 hectares) would have the option of BNG exemptions, have reduced validation requirements, be exempt from LPA planning committee referrals (delegated authority to officers **ONLY**, see consultation 4), potentially have statutory consultee requirements reduced, as well as retaining the existing non-requirement of affordable housing or Building Safety Levy contributions, and a shorter statutory determination timeframe.

Medium residential development will include schemes of 10-49 homes or up to 1 hectare, which would benefit from a simplified BNG metric (being consulted on separately), potential exemption from Building Safety Levy, exemption from the transparency proposals covered in consultation 1, maintaining the existing 13-week determination deadline, delegating some of these to officers (not LPA planning committees – see consultation 4), potentially have statutory consultee requirements reduced, introducing Permission in Principle, streamlining of Section 106 negotiations, and reduction in validation requirements.

Major residential development is currently proposed to start at 50+ homes or 1+ hectare. Views are sought on whether this is high enough, and whether a threshold for mixed tenure requirements should also be introduced for developments of 500+ units.

Questions include – views sought on the proposed thresholds for the three categories as well as feedback requested on the proposed reduction in requirements for minor and medium sites, and recommendations requested for further barriers to development and how to reduce them.

Consultation 4: [Reform of planning committees: technical consultation - GOV.UK](https://www.gov.uk/government/consultations/reform-of-planning-committees)

Comment deadline:

23rd July 2025

STC Committee dates:

30th June OR 14th July OR 21st July 2025

Executive summary/points of interest for STC:

Restrictions proposed for when an application can be referred to an LPA Planning Committee as opposed to being decided by an officer with delegated authority. This includes the removal of LPA Ward Cllr member powers to do so, and delegates this to the Chief Planner and Planning Committee Chair ONLY.

No detail is given as whether the scope of Statutory Consultees will be changed or if Town/Parish Councils will receive a reduced range of planning application consultations, although paragraph 11 does confirm that it won't affect ability of public to comment: *"These reforms will not affect the statutory framework for the ability of members of the public to make representations on planning applications. Local planning authorities must still consult and consider representations when determining planning applications regardless of whether the decision is made by committees or officers."*

Expanded summary:

Proposals include a new scheme of delegation in terms of when an application is decided by an officer versus when it might go to a committee, with a two tier approach proposed. Tier A – includes types of applications which must be delegated to officers in all cases while Tier B includes types that must be delegated to officers unless both the Chief Planner and Planning Committee chair agree it should go to committee, based on a gateway test. Exploration is also given as to whether a limit should be set on the number of LPA planning committee members, with the number 11 proposed, and proposal to introduce mandatory training for LPA planning committee members.

Tier A is proposed to include Householder, minor commercial, minor residential (up to 9 units), reserved matters, non-material amendments, approval of details, BNG detail applications, prior approval (for permitted development rights), lawful development certificates and certificates for appropriate alternative development.

Tier B is proposed to include those not included in Tier A (including significant housing and commercial developments), variation of conditions and review of mineral planning conditions, as well as planning permissions applied for by the LPA or by an employee or councillor of the LPA. The proposed criteria for triaging an application proposed for decision by a committee is whether it raises an economic or environmental issue of significance to the local area, or a significant planning matter in relation to the development plan.

Questions include – whether special control applications (TPO, listed building consent, advertisement control) should be considered in Tier A or B, views on the proposed mandatory planning training for LPA committee members and recommendation of whether this be nationally set or based on area.

Consultation 5:

[Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK](#)

Comment deadline:

24th July 2025

STC Committee dates:

30th June OR 14th July OR 21st July 2025

Executive summary/points of interest for STC:

This consultation explores options to reduce BNG requirements for minor, medium and brownfield development. It will impact applicability of the Sevenoaks Town Neighbourhood Plan (STNP) to these types of applications too, as SDC Officers regularly decline to apply Policy L1 on the grounds that it relies on the BNG metric as well as its application criteria.

Expanded summary:

The key proposals cover a reform of existing exemptions and introduction of further BNG exemptions, streamline of the small sites metric and potential introduction of this to the newly proposed medium site definition (consultation 3), relaxation of the biodiversity gain hierarchy and compensation for brownfield development sites.

Applications being considered for additional BNG exemptions include parks, public gardens and playing fields, developments focused on biodiversity enhancement, and temporary planning permissions.

Several options for streamlining the metric process are outlined, and feedback sought.

Questions include – feedback sought for the various BNG exemption/simplification options explored and change to them in general.

Consultation 6:

[Biodiversity net gain for nationally significant infrastructure projects - GOV.UK](#)

Comment deadline:

24th July 2025

STC Committee dates:

30th June OR 14th July OR 21st July 2025

Executive summary/points of interest for STC:

This consultation proposes to introduce BNG requirements for Nationally Significant Infrastructure Projects – meaning large scale major development which fall into the category of energy, transport, waste, waste water, or water and are decided by the Planning Inspectorate, not the LPA.

Expanded summary:

A model text for a core BNG statement is explored and proposed, which could be replicated and applied to each NSIP sector stated above. Feedback is sought on this and whether it is suitable for all five of the NSIP categories and achieves the intended objectives.

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Sevenoaks Town Council

Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00052/CHGADD
Date: 11th June 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Ty Tyle Coch Ashgrove Road Sevenoaks Kent TN13 1SX

Completion is 11th June - address change should come into place that date

We can confirm the address has been changed to:

**Springshaw
Ashgrove Road
Sevenoaks
Kent
TN13 1SX**

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

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

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We invest in people Platinum

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Planning Applications to be Considered

Planning Applications received to be considered on 30 June 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01339/FUL	Sean Mitchell 14/07/2025	Cllr Shea (As Leader, on behalf of St Johns Ward)	NTR Planning Ltd
Case Officer				
Applicant		House Name	Road	Locality
Glenman Corporation Ltd		Former Site of the Farmers	London Road	St Johns
Town		County	Post Code	Application date
				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.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDWAC3BKGGG00			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/00005/FUL	Summer Aucoin 01/07/2025	Cllr Clayton	Designhomeplan Ltd
Case Officer				
Applicant		House Name	Road	Locality
Micallef			50 St Johns Hill	Eastern
Town		County	Post Code	Application date
				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.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPH0LPBKLCF00			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00410/HYB	Sean Mitchell 07/07/2025	Cllr Dr Canet	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks District Council		Council Depot	Offord 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:				

Planning Applications to be Considered

Planning Applications received to be considered on 30 June 2025

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

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRMSW5BKM8J00>

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

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOVGJBKN3T00>

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

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

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVFRBHBKG5U00>

6	Plan Number	Planning officer	Town Councillor	Agent
	25/01300/CONVAR	Anna Horn 08/07/2025	Cllr Shea	Offset Architects
Case Officer				
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.

Planning Applications to be Considered

Planning Applications received to be considered on 30 June 2025

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.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVN5ZABKGBJ00>

7	Plan Number	Planning officer	Town Councillor	Agent
	25/01465/MMA	Christopher Park 14/07/2025	Cllr Granville (On behalf of St John's Ward)	Martin Bush Chartered Architect
Case Officer				
Applicant		House Name	Road	Locality
Mr M Gorringer			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

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ210BKGOK00>

8	Plan Number	Planning officer	Town Councillor	Agent
	25/01470/HOUSE	Christopher Park 01/07/2025	Cllr Camp	KmCreations.Ltd
Case Officer				
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.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ22QBKGOV00>

9	Plan Number	Planning officer	Town Councillor	Agent
	25/01472/HOUSE	Stephanie Payne 14/07/2025	Cllr Camp (As Chair, on behalf of Eastern Ward)	KHD Architecture Ltd
Case Officer				
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.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ23UBKGOZ00>

Planning Applications to be Considered

Planning Applications received to be considered on 30 June 2025

10	Plan Number 25/01499/HOUSE	Planning officer Abbey Aslett 04/07/2025	Town Councillor Cllr Camp (As Chair, on behalf of 5 Councillors)	Agent Elizabeth Nixon Interiors
Case Officer				
Applicant				
Mrs P Alderman				
House Name				
Road				
44 Quakers Hall Lane				
Locality				
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.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWXGMLBKGQ700				

11	Plan Number 25/01532/FUL	Planning officer Stephanie Payne 07/07/2025	Town Councillor Cllr Michaelides	Agent Kentex Draughting Services Ltd
Case Officer				
Applicant				
Mr M Gill				
House Name				
Road				
144A London Road				
Locality				
Town				
Town				
County				
Post Code				
Application date				
16/06/25				
Proposed loft conversion with dormer and rooflights. Sub-division into two duplex flats.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SX30M9BKGSX00				

12	Plan Number 25/01573/HOUSE	Planning officer Christopher Park 09/07/2025	Town Councillor Cllr Gustard	Agent Harringtons 2006
Case Officer				
Applicant				
Mr & Mrs Robinson				
House Name				
Road				
11 Croft Way				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
18/06/25				
First-storey side/rear infill extension.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXE4IOBKGW700				

13	Plan Number 25/01627/CONVAR	Planning officer Stephanie Payne 11/07/2025	Town Councillor Cllr Clayton	Agent Harringtons 2006
Case Officer				
Applicant				
Mr A Thompson				
House Name				
Road				
3 Swaffield Road				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
20/06/25				
Variation of conditions 2 and 3 of 22/02303/HOUSE (Hip to gable roof enlargement, provision of a rear dormer extension and associated roof lights in the front roof slope) with amendment to change materials on dormer extension from tile hanging to weatherboarding.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXP8TZBKHD00				