



Tuesday 19th August 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 **TUESDAY 26th August 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/znvzXTav2jo> 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 AND NOTES (Pages 7-24) a) To receive and agree the MINUTES from the Planning & Environment Committee Meeting held on 28th July 2025. (Pages 7-14) This Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it not having reached a quorum. It therefore took place in the form of a Working Party, with the following recommendation having arisen: <i>276 It was RECOMMENDED that the minutes be approved.</i> b) To note that the NOTES of the Planning & Environment Committee have been amended since original circulation on 12th August 2025, in order to clarify that they are Notes, and not Minutes. This due to the meeting not having reached a quorum of 6 elected members. c) To receive and agree the NOTES from the Planning & Environment Committee held on 11th August 2025, with particular attention to decisions approved under Delegated Authority to the Town Clerk under S101 of the Local Government Act 1972, following consultation with members and due to their time-sensitive nature. These being Note Numbers 282c , 283c and 285b . (Pages 15-24)
5	EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON a) The following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it not having reached a quorum. It therefore took place in the form of a Working Party, with the following recommendation having arisen:

	277b) <i>It was RECOMMENDED that the Town Council request a copy of the senior solicitor's advice as to why a formal agreement is not necessary in order to make an informed decision.</i> b) To receive request from Kent County Council as to whether the Town Council would consider an informal understanding permitting the East to West cycling route to travel via Brittain's Common, as opposed to a legal agreement or deed of easement. This comes following the Town Council's request for a deed of easement, financed by the County Council, and subsequent recommendation from the County Council's senior solicitor that this would not be necessary in the circumstances. c) To discuss and agree a formal response to Kent County Council's request for an informal understanding to permit the East to West cycle route via the registered village green, Brittain's Common.
6	REQUEST FOR TOWN COUNCIL SUPPORT AGAINST THAMES WATER'S PROPOSALS FOR A SEWAGE PLANT BETWEEN SEVENOAKS AND OTFORD a) The following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it not having reached a quorum. It therefore took place in the form of a Working Party, with the following recommendation having arisen: 278d) <i>It was RECOMMENDED that the Town Council write to Thames Water, expressing its concerns and inviting representatives to attend a future Planning & Environment Committee meeting. This to allow Thames Water to present on any potential plans for a sewage plant within or near Sevenoaks, as well as to give Councillors opportunity to understand the potential impact, alternatives considered and mitigation measures proposed.</i> b) To receive and consider request from Cllr Clayton, for Sevenoaks Town Council to support local landowners in the Darent Valley in their opposition of proposals by Thames Water to develop a sewage plant and add treated water to the River on the Northern border of Sevenoaks. This is proposed by Cllr Clayton on the grounds that the development would damage the water quality of the rare natural chalk stream. c) To discuss and agree any action from the Town Council.
7	REQUEST FOR TRAFFIC CALMING MEASURES ON BRADBOURNE ROAD a) The following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it not having reached a quorum. It therefore took place in the form of a Working Party, with the following recommendation having arisen: 280b) <i>Cllr Skinner reported that, since receipt of the request, Kent County Councillor Richard Streatfeild had investigated the traffic speeds recorded for Bradbourne Road using County Council software. This had identified average speeds of 20mph on the Eastern section of Bradbourne Road and 23-24mph on</i>

	<i>the Northern section of Bradbourne Road. These being within the threshold to be considered compliant, it was RECOMMENDED that the situation be monitored and kept under review for further action.</i> b) To receive and consider a proposal from Cllr Skinner to add a request for traffic calming measures at Bradbourne Road on the Town Council's Highway Improvement Plan, following correspondence from a member of the public.
8	REQUEST FOR A PEDESTRIAN CROSSING ON BRADBOURNE VALE ROAD a) The following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it not having reached a quorum. It therefore took place in the form of a Working Party, with the following recommendation having arisen: 281c) <i>It was RECOMMENDED that the request be added to the Highway Improvement Plan, and the order of which it be prioritised amongst other items be considered by the Planning & Environment Committee after September.</i> b) To receive and consider a request from a member of the public for the Town Council to pursue replacement of the traffic island recently removed from Bradbourne Vale Road as part of the East to West cycle path, with a new pedestrian crossing.
9	DEVELOPMENT MANAGEMENT COMMITTEE - 85 BAYHAM ROAD To receive notice that the below application was REFUSED by Sevenoaks District Council's Development Management Committee on 14th August 2025. This was attended by Cllr Ancrum, who spoke against the application on behalf of the Town Council as per Note Number 282c of the Planning & Environment Committee held on 11th August 2025. • 25/00285/MMA - 85 Bayham Road
10	DEVELOPMENT MANAGEMENT COMMITTEE - COUNCIL DEPOT, OTFORD ROAD To receive notice that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 14th August 2025. This was attended by Cllr O'Hara, who spoke against the application on behalf of the Town Council as per Note Number 283c of the Planning & Environment Committee held on 11th August 2025. • 25/00410/HYB - Council Depot, Otford Road
11	REQUEST FOR SUPPORT OF PEDESTRIAN SAFETY IMPROVEMENTS AT PEMBROKE ROAD JUNCTION To receive and consider a proposal from Cllr Granville for the Town Council to request of Kent County Council a review of pedestrian crossing safety at the traffic lights on

	Pembroke Road / High Street. This is following correspondence from a member of the public, who raised concerns that the phasing of traffic lights particularly turning into Pembroke Road can cause cars to turn when the pedestrian light is green.
12	CURRENT AND COMPLETED MATTERS REPORTS a) To receive and note copy of the latest Current Matters report, which summarises live projects of the Planning & Environment Committee. (To follow) b) To receive and approve the latest Completed Matters report, which summarises completed projects of the Planning & Environment Committee. (To follow)
13	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 25-26) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 18th August 2025.
14	PLANNING APPLICATIONS (Pages 27-30) 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 18th August 2025.
15	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

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Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 28 July 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/CKL_gCvJi14

Meeting commenced: 19:00

Meeting Concluded: 20:03

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
3 Members of the Public

PUBLIC QUESTION TIME

None.

249 - APOLOGIES FOR ABSENCE

As above.

250 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

251 - DECLARATIONS OF INTEREST

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

- [Plan no. 1] 25/00104/FUL – Greensands, Oak Lane

252 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 14th July 2025.

Sevenoaks Town Council

It was RESOLVED that the minutes be approved.

253 - STREET NAMING AND NUMBERING - UPDATE ON NAMING OF FORMER ROYAL OAK HOTEL

The Committee received a summary report, providing background and an update on the upcoming renaming of the Former Royal Oak Hotel. Councillors noted with enthusiasm that both the District Council and the developer of the former Hotel appear to be receptive to an alternative name which had been proposed by District Councillor Purves and which would retain its namesake. The proposed name “The Old Royal Oak” was welcomed, and Councillors expressed their hope that this would be formalised soon.

254 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee received notice and plans for three new detached dwellings to replace the former restaurant at 47 Bethel Road. It was noted that the new addresses for these would be 46, 47 and 48 Bethel Road.

255 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council during the two weeks ending 21st July 2025.

256 - PLANNING APPLICATIONS

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

- **[Plan no. 1] 25/00104/FUL – Greensands, Oak Lane**

b) The Committee considered planning applications received during the two weeks ending 21st July 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

257 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, expressing the Town Council’s support for the hoped reinstatement of the Royal Oak Hotel’s namesake.

Sevenoaks Town Council

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 28-7-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Stephanie Payne 11/08/2025	Cllr Gustard	Black Elephant Architectu Design Studio
Applicant	House Name	Road	Locality	
XLX Sevenoaks Ltd (Gould)	Greensands	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			18/07/25	

25/00104/FUL - Amended plan

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

A summary of the main changes are set out below:

Further information has been submitted in the form of:

- Updated highway visibility information
- Bat emergence survey results
- Updated BNG metric and off site summary
- Other arboricultural and landscaping documents have been updated

//Further reconsultation letter received 20th July 2025 with the following additional changes:

Further to the recent re-consultation, the BNG Assessment letter has been revised and is submitted under this re-consultation.//

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Overlooking of neighbouring properties both to the North and South, and subsequent loss of amenity and privacy to their inhabitants, contrary to Policy EN2 of the District Council's Allocations and Development Management Plan
- Inappropriate bulk and massing of the site, contrary to Policy EN1 of the District Council's Allocations and Development Management Plan
- The designs are incongruent with the Residential Character Area Assessment including the use of materials, contrary to Policy C4 of the Sevenoaks Town Neighbourhood Plan
- Concerns over the protection of TPO trees within the build zone
- Concerns as to perceived inconsistency of the methodology used to calculate Biodiversity Net Gain
- The ecology and light assessment references the setting as "urban" which the Town Council would contest. This is a country lane and the Town Council therefore considered that the ecological management plan should be produced with the setting corrected, in order for the potential impact of development to be accurately assessed.

Informative:

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

- A light assessment be undertaken to evaluate impact to the annexe at White Friars and on the Conservation Area and protected species present
- An ecological enhancement and monitoring plan be submitted, which retains and protects trees and hedgerows within and around the development site
- The Tree Officer respond to the new Tree Report submitted on 18th March from Quaife Woodlands and confirm their satisfaction with the tree protective measures proposed, in addition to investigation being undertaken as to existing damage to trees caused by recent construction activities
- The District Council Officers be reminded that the Residential Character Area Assessment was produced not only to protect the character from the streetview, but also all other views as well as amenity of residents. The Town Council considered the design at the sides of the proposed development to cause significant overlooking into the living space and gardens of neighbouring occupied dwellings, which is contrary to the Residential Character Area

Planning Applications Considered

Applications considered on 28-7-25

Assessment.

- The proposed plans, of which earlier iterations had been considered and revised by a Design Review Panel, be resubmitted to the Panel due to their having since been amended from the plans that arose from it. This request is supported by Aim C6 of the Sevenoaks Town Neighbourhood Plan which requires a Design Review Panel be utilised for proposals within a sensitive location.

- Comment from Kent Highways be requested, regarding parking provision and any potential impact of parking overspill onto nearby local roads.

Finally, concern was raised as to whether the methodology used for calculating and recalibrating the Biodiversity Net Gain provision was consistent, with request therefore made to Officers for its correct output to be confirmed. Councillors further requested that efforts be made to direct any Biodiversity gain within Sevenoaks Town, if it cannot be delivered on-site or within its vicinity.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00953/HOUSE	Samantha Yates 31/07/2025	Cllr Skinner	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>	
			10/07/25	

25/00953/HOUSE - Amended plan

Proposed single storey rear extension with skylight.

A summary of the main changes are set out below:

Drawing amended to remove reference to a front porch.

Points of clarification: windows shown on side elevation of the house are already approved under a different consent.

This planning application purely relates to a proposed rear extension only.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-7-25

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00978/FUL	Stephanie Payne 08/08/2025	Cllr Dr Dixon	Robinson Escott Planning
Applicant	House Name	Road	Locality	
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns	
Town	County	Post Code	Application date	
			18/07/25	

25/00978/FUL - REVALIDATED plan

Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and assoicated landscaping. Associated works.

A summary of the main changes are set out below:

Additional Certificate B received and drawing set re-submitted.

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed development would be cramped and overdeveloped, particularly at three storeys.

Informative:

The Town Council also raised concern as to whether there is adequate emergency vehicle access and turning provision for the site.

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01086/FUL	Christopher Park 29/07/2025	Cllr Daniell	DMP
Applicant	House Name	Road	Locality	
Mr Ingram	West Heath School	Ashgrove Road	Kippington	
Town	County	Post Code	Application date	
			08/07/25	

Proposed two storey extension to North West elevation of main building, incorporating main hall, 6 new classrooms, servery, WC accommodation and relocation of school main entrance/reception. Installation of PV equipment and mechanical plant at roof level and relocation of boiler flue to existing building. New hard and soft landscaping.

//Additional consultation letter received 14/07/2025. A summary of the main changes are set out below:

Amended 3D images of the proposed development have been provided. Additionally, an energy statement has been submitted.//

Comment

Sevenoaks Town Council recommended approval, provided that a Tree Protection Plan securing protection of the cedar tree is submitted and approved by the Tree Officer, and provided the Conservation Officer confirms their satisfaction with the design.

Planning Applications Considered

Applications considered on 28-7-25

5	<i>Plan Number</i> 25/01197/HOUSE	<i>Planning officer</i> Christopher Park 11/08/2025	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Morton	Pounsley Studio	Pounsley Road	Duntun Green (ADJ North	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/07/25	

ADJOINING Parish Consultation:

Erection of a single storey garage.

Comment

Proposed by Cllr Skinner, with Cllr Shea's apologies:

Sevenoaks Town Council did not provide comment, as the application site is located outside of the Sevenoaks Town boundary.

6	<i>Plan Number</i> 25/01568/FUL	<i>Planning officer</i> Abbey Aslett 07/08/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Consilium Town Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Net And Estate Limited		36-38 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/07/25	

New rooflights on rear slope of main roof. Raised rooflights on single storey rear extension, alterations to fenestrations to rear extension and including to rear wall. Replace x 3 existing windows on first floor rear elevation. Ground floor recess area removed an internal wall to be inserted to separate building.

Comment

Proposed by Cllr Michaelides, with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

7	<i>Plan Number</i> 25/01577/HOUSE	<i>Planning officer</i> Summer Aucoin 01/08/2025	<i>Town Councillor</i> Cllr Ancrum	<i>Agent</i> Arkiplan Architectural Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
H Dalmeida		79 Hillingdon Avenue	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/07/25	

Demolition of existing outbuilding and erection of a larger outbuilding.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the waste water / sewage arrangements.

Planning Applications Considered

Applications considered on 28-7-25

8	Plan Number	Planning officer	Town Councillor	Agent
	25/01767/FUL	Summer Aucoin 08/08/2025	Cllr Gustard	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs Holland		Ashgrove Place	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				18/07/25
Demolish single garage. Construct new single garage. Rear boiler room, porch, side additions. Front infill addition to store. New front door and sidelights, alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	25/01841/HOUSE	Stephanie Payne 08/08/2025	Cllr Ancrum	Harringtons 2006
Applicant		House Name	Road	Locality
Mr Watson			31 Vine Court Road	Eastern
Town		County	Post Code	Application date
				18/07/25
Alterations to existing sun lounge and rear flat roof with rooflights and a side pergola. Installation of solar panels to main dwelling roof and rear flat roof. Replacement shed and new pergolas to rear garden with solar panels. Alterations to fenestration and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Informative:

Sevenoaks Town Council considered that investment in energy efficiency and carbon saving initiatives are to be welcomed in pursuit of the town's overall Net Zero strategy, in addition to delivery of Policy D6 of the Sevenoaks Town Neighbourhood Plan, which supports the retrofitting of existing homes to improve their energy efficiency.

**Notes of the meeting of the Planning & Environment Committee
Held on Monday 11 August 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/PJxg6rG-5o4>

Meeting commenced: 19:00

Meeting Concluded: 19:46

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Responsible Finance Officer / Deputy Town Clerk
Planning Committee Clerk

Due to the required quorum of six elected members not being met, the following notice was read aloud by the Responsible Finance Officer / Deputy Town Clerk. The meeting therefore proceeded to take place in the form of a Working Party, in order to allow Councillors to make recommendation to the Town Clerk on decisions which could not be reasonably deferred to the next meeting.

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 will be implemented in the occurrence that the minimum quorum of 6 elected members is not met, following consultation with members.

PUBLIC QUESTION TIME

None.

272 - APOLOGIES FOR ABSENCE

As above.

273 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

274 - DECLARATIONS OF INTEREST

Cllr Ancrum and Cllr Camp both declared a non-pecuniary interest in the following planning application, due to their knowing the applicant. They stated that they both remained open-minded to its contents.

- **[Plan no. 3]** 25/01686/FUL – Land Rear of 18 Bayham Road

275 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 28th July 2025.

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

Not being time-sensitive, this Item and its corresponding recommendation (275) will be deferred to the next meeting on 26th August 2025 for a formal decision by the Planning & Environment Committee.

276 - SEVENOAKS DISTRICT COUNCIL'S RESPONSE TO CENTRAL GOVERNMENT CONSULTATION ON BIODIVERSITY NET GAIN REQUIREMENTS

Councillors received and noted a copy of Sevenoaks District Council's response to the recent Central Government consultation, which sought views on improving the implementation of Biodiversity Net Gain (BNG) policies.

277 - EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON

a) Councillors received a request from Kent County Council as to whether the Town Council would consider an informal understanding permitting the East to West cycling route to travel via Brittain's Common, as opposed to a legal agreement or deed of easement. It was noted that this was on the grounds that the County Council's senior solicitor had recommended that a deed of easement, as requested by the Town Council, would not be necessary in the circumstances.

b) It was **RECOMMENDED** that the Town Council request a copy of the senior solicitor's advice as to why a formal agreement is not necessary in order to make an informed decision.

Not being time-sensitive, this Item and its corresponding recommendation (277b) will be deferred to the next meeting on 26th August 2025 for a formal decision by the Planning & Environment Committee.

278 - REQUEST FOR TOWN COUNCIL SUPPORT AGAINST THAMES WATER'S PROPOSALS FOR A SEWAGE PLANT BETWEEN SEVENOAKS AND OTFORD

- a) Councillors received and considered a request from Cllr Clayton, for Sevenoaks Town Council to support local landowners in the Darent Valley in their opposition of proposals by Thames Water to develop a sewage plant and add treated water to the River on the Northern border of Sevenoaks.
- b) Councillors expressed their concern as to the potential impact of adding treated water to this rare natural chalk stream, both to its integrity as well as to biodiversity and an Area of Outstanding Natural Beauty.
- c) Councillors also queried whether alternative locations had been investigated, and what the consequences of not delivering a local sewage plant would have on the sewage network.
- d) It was **RECOMMENDED** that the Town Council write to Thames Water, expressing its concerns and inviting representatives to attend a future Planning & Environment Committee meeting. This to allow Thames Water to present on any potential plans for a sewage plant within or near Sevenoaks Town, as well as to give Councillors opportunity to understand the potential impact, alternatives considered and mitigation measures proposed.

Not being time-sensitive, this Item and its corresponding recommendation (278d) will be deferred to the next meeting on 26th August 2025 for a formal decision by the Planning & Environment Committee.

279 - UPDATED HIGHWAY IMPROVEMENT PLAN PACK 2025/2026

Councillors received and noted copy of the latest iteration of Kent County Council's Highway Improvement Pack, which provides details and estimated starting costs on common projects requested via Town and Parish Councils' Highway Improvement Packs.

280 - REQUEST FOR TRAFFIC CALMING MEASURES ON BRADBOURNE ROAD

- a) Councillors received and discussed a proposal from Cllr Skinner to add a request for traffic calming measures at Bradbourne Road on the Town Council's Highway Improvement Plan, following correspondence from a member of the public.
- b) Cllr Skinner reported that, since receipt of the request, Kent County Councillor Richard Streatfeild had investigated the traffic speeds recorded for Bradbourne Road using County Council software. This had identified average speeds of 20mph on the Eastern section of Bradbourne Road and 23-24mph on the Northern section towards Bradbourne Vale Road. These being within the threshold to be considered compliant, it was **RECOMMENDED** that the situation be monitored and kept under review for further action.

Not being time-sensitive, this Item and its corresponding recommendation (280b) will be

deferred to the next meeting on 26th August 2025 for a formal decision by the Planning & Environment Committee.

281 - REQUEST FOR A PEDESTRIAN CROSSING ON BRADBOURNE VALE ROAD

a) Councillors received and considered a request from a member of the public for the Town Council to pursue replacement of the traffic island recently removed from Bradbourne Vale Road as part of the East to West cycle path, with a new pedestrian crossing.

b) It was noted that the Town Council had requested that a zebra crossing be installed on Bradbourne Vale Road to replace the lost traffic island when the East to West cycling path was initially consulted on. This had been denied at the time due to funding constraints.

c) It was further noted that a review of the Town Council's Highway Improvement Plan was due to take place in September 2025, with the Planning Committee Clerk hoping to receive an update on current items prior to this, so that it may inform the review. It was therefore **RECOMMENDED** that the request be added to the Highway Improvement Plan, and the order of which it be prioritised amongst other items be considered by the Planning & Environment Committee after September.

Not being time-sensitive, this Item and its corresponding recommendation (281c) will be deferred to the next meeting on 26th August 2025 for a formal decision by the Planning & Environment Committee.

282 - DEVELOPMENT MANAGEMENT COMMITTEE - 85 BAYHAM ROAD

a) Councillors received notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on Thursday 14th August 2025. It was noted that this had previously been allocated to Cllr Clayton.

- **25/00285/MMA** - 85 Bayham Road: 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.

b) It was noted that the full documentation could be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR4A4MBKM0B00>

c) It was **RECOMMENDED** that Cllr Ancrum be registered to speak against the application on behalf of Sevenoaks Town Council.

This recommendation (282c) has since been approved by the Town Clerk on 12th August 2025 following consultation with members, under Delegated Authority – S.101 of the Local Government Act 1972 and due to its time-sensitive nature.

283 - DEVELOPMENT MANAGEMENT COMMITTEE - COUNCIL DEPOT, OTFORD ROAD

a) Councillors received notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on Thursday 14th August 2025. It was noted that this had previously been allocated to Cllr Dr Canet.

- **25/00410/HYB - Council Depot, Otford Road**

b) It was noted that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR4A4MBKM0B00>

c) It was **RECOMMENDED** that Cllr O'Hara be registered to speak against the application on behalf of Sevenoaks Town Council.

This recommendation (283c) has since been approved by the Town Clerk on 12th August 2025 following consultation with members, under Delegated Authority – S.101 of the Local Government Act 1972 and due to its time-sensitive nature.

284 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

Councillors received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council between the two weeks ending 4th August 2025.

285 - PLANNING APPLICATIONS

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

b) Councillors considered planning applications received during the two weeks ending 4th August 2025. **It was RECOMMENDED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

This recommendation (285b) has since been approved by the Town Clerk on 12th August 2025 following consultation with members, under Delegated Authority – S.101 of the Local Government Act 1972 and due to its time-sensitive nature.

286 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

DRAFT

Planning Applications Considered

Applications considered on 11-8-25

1	Plan Number 25/01499/HOUSE	Planning officer Abbey Aslett 20/08/2025	Town Councillor Cllr Ancrum	Agent Elizabeth Nixon Interiors
Applicant		House Name	Road	Locality
Mrs P Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				30/07/25
25/01499/HOUSE - Amended plan				
Hip to gable loft conversion, with a rear dormer. Installation of 3 roof lights with alteration to fenestration.				
A summary of the main changes are set out below:				
Description amended to better reflect the works proposed on the plans.				

Comment

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

2	Plan Number 25/01591FUL	Planning officer Samantha Yates 18/08/2025	Town Councillor Cllr Gustard	Agent DMP
Applicant		House Name	Road	Locality
Mr Ingram		1-4 Colt Bungalows, West Heat	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				28/07/25
Change of use of 4 no. colt buildings from boarding houses (C1) to Classrooms (F1) and internal alterations.				
Comment				
Proposed by Cllr Daniell with Cllr Gustard's apologies:				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 11-8-25

3	Plan Number	Planning officer	Town Councillor	Agent
	25/01686/FUL	Christopher Park 13/08/2025	Cllr Ancrum	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs Palmer		Land Rear of	18 Bayham Road	Eastern
Town		County	Post Code	Application date
				23/07/25
Subdivide the site. Demolition of garage, gates and fence on Serpentine Road. Construct a new 3 bedroom dwelling with roof lights and rear dormer, new permeable drive, new walls, gates and fences. EV charging point. Hard and soft landscaping. Bicycle Store. Photo Voltaic panels on roof. //Additional consultation letter received 24/07/2025 with the following amendment: We have now received existing elevation drawings of the gate and fence located at the garage. We have also updated the address to remove "land rear of" from the address and added demolition of gates and fence to the description.				

Comment

While welcoming the provision of additional housing, especially with carefully considered environmental installations, Sevenoaks Town Council recommended refusal of the current application due to the risk of over-development of the site and consequent impact on neighbours including overlooking and loss of privacy from the windows in the flank, as well as potential parking issues on Bayham road.

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01811/HOUSE	Stephanie Payne 12/08/2025	Cllr Daniell	Mr R Garland Limited
Applicant		House Name	Road	Locality
Mr & Mrs Matson		Timbers	65 Oakhill Road	Kippington
Town		County	Post Code	Application date
				22/07/25
Demolition of two outbuildings, construction of single storey side extension and two storey garage to front of house. Rooflights and Landscaping and infill fence and gate. Alterations to driveway, new access drive including closing existing access drive and crossover.				

Comment

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

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01855/HOUSE	Summer Aucoin 20/08/2025	Cllr Granville	EK Planning Ltd
Applicant		House Name	Road	Locality
Ms J Coode		Scotsgrove	South Park	Town
Town		County	Post Code	Application date
				30/07/25
Conversion of garage to gym and games room with rooflights. External alterations to landscaping and fenestration.				

Comment

Proposed by Cllr Wightman with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that there is no detriment to the locally listed building.

Planning Applications Considered

Applications considered on 11-8-25

6	Plan Number	Planning officer	Town Councillor	Agent
	25/01938/HOUSE	Summer Aucoin 21/08/2025	Cllr Skinner	MSD Architects
Applicant		House Name	Road	Locality
Bournebeece Ltd			75A Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				31/07/25
Single-storey rear extension with rooflight. Loft conversion with dormer and rooflights. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to approval of the Conservation Officer.

7	Plan Number	Planning officer	Town Councillor	Agent
	25/01963/HOUSE	David Bull 21/08/2025	Cllr Granville	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr And Mrs Tumkaya			1 Chestnut Lane	Town
Town		County	Post Code	Application date
				31/07/25
First floor extension, roof alterations with loft conversion. Front and rear dormers, rooflights. New front porch, new lintels and sills with alterations to fenestration, solar panels. EV charger. internal works and all other associated works.				

Comment

Proposed by Cllr Wightman with Cllr Granville's apologies:

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

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02018/FUL	Abbey Aslett 18/08/2025	Cllr Camp	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr D Barratt			129 St Johns Hill	St Johns
Town		County	Post Code	Application date
				28/07/25
External alterations to building to remove existing shopfront and installation of new ground floor fenestration and boundary enclosure.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no encroachment onto the public highway.

Planning Applications Considered

Applications considered on 11-8-25

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02047/HOUSE	Christopher Park 26/08/2025	Cllr Skinner	Crofton Design Services Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Friend		Cogarra	22 Vine Avenue	St Johns
Town		County	Post Code	Application date
				04/08/25
Demolition of existing store room and loggia and construction of a single storey rear extension, garage conversion, part front extension with new open porch. Loft conversion with front, side and rear dormers. Alterations to fenestration and roof lights. Relocate manholes, alterations to path and elevation changes, larger driveway with new dropped kerb.				

Comment

Sevenoaks Town Council recommended approval.

10	Plan Number	Planning officer	Town Councillor	Agent
	25/02074/MMA	Samantha Yates 21/08/2025	Cllr Daniell	Andrew Wells Planning &
Applicant		House Name	Road	Locality
Mr & Mrs Barry		Garnetts	Grassy Lane	Kippington
Town		County	Post Code	Application date
				31/07/25
Amendment to 24/02149/CONVAR to erect an outbuilding within the rear garden with path leading from the house.				

Comment

Sevenoaks Town Council recommended approval.

Decision Notices published by Sevenoaks District Council OR Kent County Council from **5th August 2025 to 18th August 2025** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

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

Reference Number	Address & Ward	STC Recommendation (abridged)	SDC Decision (abridged)
25/00285/MMA	85 Bayham Road – Eastern	7th April 2025: STC recommended refusal, 1 ground, 1 informative. 16th June 2025: STC recommended refusal, 2 grounds, 2 informatives.	15 th August 2025: SDC Refused, 1 ground.
25/00410/HYB	Council Depot, Otford Road – Northern	7th April 2025: STC recommended refusal , 4 grounds, 2 informatives. (Non-compliance with NPPF, STNP, SDC amenity and noise policies and lack of safe pedestrian access. Informative recommending Design Review Panel and condition ensuring SSSI protection) 19th May 2025: STC recommended refusal , 5 grounds, 2 informatives. (Non-compliance with NPPF, STNP, SDC amenity noise policies, lack of safe pedestrian access, safeguarding residential character. Informative recommending Design Review Panel and condition ensuring SSSI protection) 30th June 2025: STC recommended refusal , 5 grounds, 2 informatives. (Non-compliance with NPPF, STNP, SDC amenity noise policies, lack of safe pedestrian access, safeguarding residential character. Informative recommending Design	15 th August 2025: SDC Granted – number of conditions not known due to formal Decision Notice not being on the Planning Portal yet.

		Review Panel and condition ensuring SSSI protection)	
25/01403/HOUSE	Kent Cottage, Wildernesse Mount – Eastern	16th June 2025: STC recommended approval , 3 conditions. (Planning & Conservation Officers satisfied with materials and design, conservation of Baillie Scott features, and impact on listed building setting)	8 th August 2025: SDC Refused , 2 grounds. (Harm to heritage asset and lack of biodiversity information)
25/01404/LBCALT	Kent Cottage, Wildernesse Mount – Eastern	16th June 2025: STC recommended approval , 3 conditions. (Planning & Conservation Officers satisfied with materials and design, conservation of Baillie Scott features, and impact on listed building setting)	8 th August 2025: SDC Refused , 1 ground. (Harm to heritage asset)
25/01465/MMA	48 Golding Road – St Johns	30th June 2025: STC recommended approval.	11 th August 2025: SDC Granted, 2 conditions.
25/01472/HOUSE	20 Serpentine Road – Eastern	30th June 2025: STC recommended approval, 1 condition.	11 th August 2025: SDC Granted, 5 conditions.
25/01604/HOUSE	Tollard, 74 Oakhill Road – Kippington	14th July 2025: STC recommended approval, 1 condition.	15 th August 2025: SDC Granted, 5 conditions.
25/01713/LDCEX	32 Brattle Wood – Kippington	14th July 2025: STC recommended approval, 1 condition.	13 th August 2025: SDC certified existing lawful use/development, 1 ground.
25/01727/HOUSE	11 Greenwood Way – Kippington	14th July 2025: STC recommended approval, 1 condition.	15 th August 2025: SDC Granted, 4 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 26 August 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Stephanie Payne 09/09/2025	Cllr Gustard	Black Elephant Architecture Design Studio
Case Officer				
Applicant		House Name	Road	Locality
XLX Sevenoaks Ltd (Gould)		Greensands	Oak Lane	Kippington
Town		County	Post Code	Application date
				18/08/25
25/00104/FUL - Amended plan				
Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking. A summary of the main changes are set out below: In response to KCC Ecology comments, further updated ecological information has been submitted.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ32MCBK0LO00		

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01470/HOUSE	Christopher Park 09/09/2025	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
				18/08/25
25/01470/HOUSE - Amended plan				
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. A summary of the main changes are set out below: The red line has been amended to better reflect the site boundaries. Additionally, certificate B has been completed.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ22QBKGOV00		

3	Plan Number	Planning officer	Town Councillor	Agent
	25/01801/FUL	Stephanie Payne 28/08/2025	Cllr O'Hara	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
Winsford Property Development 3 Ltd			14 Silk Mills Close	Northern
Town		County	Post Code	Application date
				06/08/25
Demolition of shed. Erection of a detached dwelling with roof lights and a car port containing a self-contained dwelling above with roof lights. Bike and bin stores for each property. Hard and soft landscaping. Creation of four parking spaces.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ22QBKGOV00		

Planning Applications to be Considered

Planning Applications received to be considered on 26 August 2025

[applications/applicationDetails.do?activeTab=summary&keyVal=SYIVCVBKHC100](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYIVCVBKHC100)

4	Plan Number 25/01841/HOUSE	Planning officer Stephanie Payne 06/09/2025	Town Councillor Cllr Ancrum	Agent Harringtons 2006
Case Officer				
Applicant Mr Watson		House Name	Road 31 Vine Court Road	Locality Eastern
Town		County	Post Code	Application date 15/08/25
25/01841/HOUSE - Amended plan				
Alterations to existing sun lounge and rear flat roof with rooflights and a side pergola. Installation of solar panels to main dwelling roof and rear flat roof. Replacement shed and new pergolas to rear garden with solar panels. Alterations to fenestration and associated landscaping.				
A summary of the main changes are set out below:				
Further tree method information has been provided. Additionally plans have been revised in respect to the location and number of solar panels on the southern roof slope.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYQA52BKHFC00			

5	Plan Number 25/01916/HOUSE	Planning officer Christopher Park 27/08/2025	Town Councillor Cllr Clayton	Agent Anderson North Limited
Case Officer				
Applicant Mr N Gordon		House Name	Road 1C Wickenden Road	Locality Eastern
Town		County	Post Code	Application date 05/08/25
Demolition of garage and one chimney. Part single/part two storey side extension, part single/part two storey rear extension, single storey front extension and repositioning of front door, internal alterations and new permeable resin driveway. Addition of rear high retaining wall and associated hard landscaping. Alterations to fenestration and instillation of rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ38P3BKHMH800			

6	Plan Number 25/01922/FUL	Planning officer Summer Aucoin 09/09/2025	Town Councillor Cllr Clayton	Agent Designhomeplan Ltd
Case Officer				
Applicant Micallef		House Name	Road 50 St Johns Hill	Locality Eastern
Town		County	Post Code	Application date 18/08/25
Proposed driveway and associated landscaping, EV charger.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ53BCBKHN900			

7	Plan Number 25/01937/MMA	Planning officer Samantha Yates 30/08/2025	Town Councillor Cllr Dr Dixon	Agent Rapeleys LLP
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Planning Applications to be Considered

Planning Applications received to be considered on 26 August 2025

Case Officer			
Applicant	House Name	Road	Locality
Portman Homes Ltd		7 Mount Harry Road	St Johns
Town	County	Post Code	Application date
			08/08/25
Amendment to 24/03089/MMA to add a velux balcony to plot 1.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ6Y1HBKHO900		

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02014/HOUSE	Abbey Aslett 30/08/2025	Cllr Gustard	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr G Matthews		Gable Cottage	Fig Street	Kippington
Town		County	Post Code	Application date
				08/08/25
Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZJXZHBKHTC00			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02050/FUL	Christopher Park 30/08/2025	Cllr Granville	Tim Ronalds Architects
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
Town		County	Post Code	Application date
				08/08/25
General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZT66FBKHWL00		

10	Plan Number	Planning officer	Town Councillor	Agent
	25/02051/LBCALT	Christopher Park 30/08/2025	Cllr Granville	Tim Ronalds Architects
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
Town		County	Post Code	Application date
				08/08/25
General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the				

Planning Applications to be Considered

Planning Applications received to be considered on 26 August 2025

ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZT66GBKHWM00
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