

## Sevenoaks Town Council

### Minutes of the meeting of the Planning & Environment Committee Held on Monday 01 December 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/t8ukTubw4X4>

Meeting commenced: 19:00

Meeting Concluded: 20:26

#### 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                   | Apologies |
| Cllr Clayton – Mayor          | Apologies | Cllr Shea – Leader            | Present   |
| 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                   | Apologies |
| Cllr Gustard                  | Present   | Cllr Wightman                 | Apologies |

#### Also in attendance:

Town Clerk

Planning Committee Clerk

1 Members of the Public

#### PUBLIC QUESTION TIME

None.

#### 516 - APOLOGIES FOR ABSENCE

As above.

#### 517 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

#### 518 - DECLARATIONS OF INTEREST

None.

#### 519 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 17th November 2025.

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

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### 520 - SEVENOAKS DISTRICT COUNCIL CONSULTATION ON ITS DRAFT LOCAL PLAN

a) Minute Item 520b-i was moved further down the Agenda and considered after notice of the Street Naming and Numbering changes. 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 Committee received a reminder that Sevenoaks District Council is consulting on its draft Local Plan, with the Regulation 18 consultation to remain open until 11th December 2025.

c) Cllr Skinner assumed the Chair in his capacity as Vice Chair as well as one of the Working Group members responsible for having produced the Town Council's draft response. He introduced the collated report, as circulated earlier that day, outlining the key points made in the Executive Summary and guiding the various policy and allocation responses.

d) Cllr Shea presented on the draft responses compiled for the Northern Ward allocations, being Otford Road Depot (SEV27); Land North of Sevenoaks, West of Otford Road (SEV24); Land at Cramptons Road (SEV5); Bakers Yard, Otford Road (SEV25); Abacus Furniture, Farm Road Garages (SEV2); and Land West of allotments, Bradbourne Vale Road (SEV22). The draft responses, as circulated prior to the meeting, were approved with the addition of key infrastructure requests to SEV24, namely – delivery of the Sevenoaks Town Neighbourhood Plan's Green Link between Sevenoaks and Dunton Green, additional allotment provision, play areas for children, and provision of an enhanced Darent Valley path linking to the Otford path and following the course of the River Darent.

e) Cllr Granville presented on her joint comments on the allocation for Sevenoaks Station and Car Park (SEV12) – prepared in collaboration with Cllr Varley – as well as to the Land East of High Street (SEV13). The draft responses, as circulated prior to the meeting, were approved with the addition of further recommendations to SEV13, namely – to secure protection of the library as the cultural centre – including proviso that it should not be overwhelmed by surrounding building heights – specification of the “specialist housing” provision to be provided, and recognition of the impact of development on views to and from the neighbouring SSSI and Geopark to be given.

f) Councillors were asked to review the remaining proposed responses as set out in the collated report, and submit any requested amendments to the Planning Committee Clerk by **noon 5<sup>th</sup> December 2025** at the latest. These would be presented to the Working Group, comprising Cllr Skinner, Cllr Shea, Cllr Varley and Cllr Dr Canet for final approval before being incorporated into the final submission.

g) It was noted that the last Sevenoaks-based pop-up event hosted by the District Council was scheduled to take place on 8<sup>th</sup> December 2025 and that residents' feedback during the event may prompt further proposed amendments from Councillors. While this would be permitted, the Vice Chair strongly encouraged Councillors to have already submitted the principal requests prior to this, in order to facilitate revisions and final approval of the Working Group prior to the 11<sup>th</sup> December 2025 deadline.

## Sevenoaks Town Council

h) Councillors thanked the Planning Committee Clerk and Town Clerk alongside the Working Group members for their work in producing the draft response, and it was **RESOLVED** that the full draft response be approved for submission, subject to the above revisions and with Delegated Authority granted to the Working Group to approve any further minor amendments proposed by Councillors by Friday 5<sup>th</sup> December 2025.

i) Councillors further requested that the Town Council's draft response, as circulated prior to the meeting, be forwarded for the attention of local Residents Associations as well as the Sevenoaks Society and the Kent Wildlife Trust. This in addition to circulating the final response on its completion, in order to allow local groups to review and replicate any comments deemed relevant to their interests.

### **521 - KENT COUNTY COUNCIL PROPOSED AMENDMENT 14: A WAITING RESTRICTIONS ORDER**

a) The Committee received notice that Kent County Council has published deposit documents for its proposed Order for Amendment 14: a Waiting Restrictions Order on Harrison Road. It was noted that the Order proposes to place double yellow lines on Harrison Way on both sides of the road at both its northern and southern entrances.

b) It was noted that representations supporting or objecting to the proposed Order could be made via Kent County Council's website via the below link until noon on Monday 8th December 2025.

<https://letstalk.kent.gov.uk/harrison-way-in-the-district-of-sevenoaks-amendment-14-waiting-restrictions>

c) The Committee considered that the proposed Order would improve pedestrian safety and recognised the lobbying efforts of Cllr Dr Dixon alongside local residents and Sevenoaks Primary School in pursuing its instatement. Councillors thanked Cllr Dr Dixon for his hard work and it was **RESOLVED** that the Town Council write in favour of the proposed Order.

### **522 - APPEALS**

a) Councillors noted the submission of the following appeal against the issue of a Tree Replacement Notice:

- **APP/TRN/G2245/10694: 25/00044/ENFTRN – Land Rear of 79 Weald Road**

b) It was noted that the Appeal is proceeding under Fastrack Appeals Service, therefore there is no opportunity for the Town Council to submit comments.

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### 523 - STREET NAMING AND NUMBERING - CONSULTATION ON NEW STREET NAME

a) The Committee received a reminder that its feedback had been sought as to the proposed street name of "Wedgewood Court", which had been suggested by the developer of the forthcoming new flats at the former Pinehurst nursing home site.

b) It was noted that the Town Council may suggest alternative names, however this was not considered appropriate given the lack of historical significance of either the former nursing home or its name.

### 524 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

a) The Committee received notice and plans of a new detached dwelling on the side plot of 5 Mount Harry Road. It was noted that the new address had been amended to 5A Mount Harry Road.

b) The Committee received notice and plans of a new dwelling on the rear garden plot of Jesters, Oak Lane. It was noted that the new address had been amended to Mighty Oaks, Oak Lane.

### 525 - PLANNING APPLICATIONS

a) Minute Item 525b 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. 6]: 25/03162/HOUSE – 8 Vine Court Road (For)**

c) The Committee considered planning applications received during the two weeks ending 24th November 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

### 526 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, detailing the Town Council's response to the Local Plan consultation.

**Sevenoaks Town Council**

There being no further business the Chair closed the Meeting.

Signed .....

Chair

Dated .....

# Planning Applications Considered

Applications considered on 1-12-25

|                                                                                                              |                                             |                                                   |                                     |                            |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------|-------------------------------------|----------------------------|
| <b>1</b>                                                                                                     | <i>Plan Number</i><br><b>25/02676/HOUSE</b> | <i>Planning officer</i><br>Zoe Dommatt 10/12/2025 | <i>Town Councillor</i><br>Cllr Shea | <i>Agent</i><br>AK-Studios |
| <i>Applicant</i>                                                                                             |                                             | <i>House Name</i>                                 | <i>Road</i>                         | <i>Locality</i>            |
| U and E Spindler                                                                                             |                                             |                                                   | 25 Bosville Road                    | Northern                   |
| <i>Town</i>                                                                                                  |                                             | <i>County</i>                                     | <i>Post Code</i>                    | <i>Application date</i>    |
|                                                                                                              |                                             |                                                   |                                     | 19/11/25                   |
| <b>25/02676/HOUSE - REVALIDATED plan</b>                                                                     |                                             |                                                   |                                     |                            |
| <b>Loft conversion with dormer extension and rooflights. First floor rear extension. Removal of Chimney.</b> |                                             |                                                   |                                     |                            |
| <b>A summary of the key changes since revalidation are set out below:</b>                                    |                                             |                                                   |                                     |                            |
| <b>Certificate B received.</b>                                                                               |                                             |                                                   |                                     |                            |

## Comment

**Sevenoaks Town Council recommended approval, subject to there being no loss of amenity to the neighbours at the rear.**

|                                                                  |                                             |                                                        |                                       |                         |
|------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------|---------------------------------------|-------------------------|
| <b>2</b>                                                         | <i>Plan Number</i><br><b>25/02734/HOUSE</b> | <i>Planning officer</i><br>Christopher Park 11/12/2025 | <i>Town Councillor</i><br>Cllr Willis | <i>Agent</i><br>N/A     |
| <i>Applicant</i>                                                 |                                             | <i>House Name</i>                                      | <i>Road</i>                           | <i>Locality</i>         |
| Mr & Mrs Brougham                                                |                                             |                                                        | 45 The Drive                          | Town                    |
| <i>Town</i>                                                      |                                             | <i>County</i>                                          | <i>Post Code</i>                      | <i>Application date</i> |
|                                                                  |                                             |                                                        |                                       | 20/11/25                |
| <b>Installation of 10 solar panels on rear east facing roof.</b> |                                             |                                                        |                                       |                         |

## Comment

**Proposed by Cllr Granville with Cllr Willis' apologies:**

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being happy that the development does not infringe upon the street scene.**

# Planning Applications Considered

Applications considered on 1-12-25

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                             |                        |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | 25/02921/HOUSE     | Christopher Park 02/12/2025 | Cllr Shea              | Verite Design Manageme  |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                 |                    | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>         |
| Mr A Miedzinski                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                             | 11 Crawshay Close      | Northern                |
| <i>Town</i>                                                                                                                                                                                                                                                                                                                                                                                                                      |                    | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                             |                        | 11/11/25                |
| Single-storey rear extension, introduction of a bay window at the front of the building, garage extension to the front, 1st floor rear extension, loft conversion with juliet balcony, roof extension, internal alterations, alterations to fenestration. Erection of a lightweight open timber canopy to the side of the building, rear decking area and associated landscaping. Erection of an outbuilding in the rear garden. |                    |                             |                        |                         |

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the house and size / height of outbuilding
- Inappropriate roof line
- Inappropriate treatment of facade causing loss of the unifying street scene
- Impact on the street scene altering the appearance of this pair of semis
- Overlooking of neighbours
- Loss of light and amenity to immediate neighbours, including those on Robyns Way
- Loss of privacy from the Juliet balcony and introduction of business premises

## Informative:

Sevenoaks Town Council advised that, should permission be granted, surface water must not be directed to the sewer.

|                                                               |                    |                         |                        |                         |
|---------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>4</b>                                                      | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                               | 25/02974/HOUSE     | Zoe Dommatt 05/12/2025  | Cllr Gustard           | Fuller Long             |
| <i>Applicant</i>                                              |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr A Davidson                                                 |                    | Shenden House           | 17 Shenden Way         | Kippington              |
| <i>Town</i>                                                   |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                               |                    |                         |                        | 14/11/25                |
| Single garage with flat roof, entrance gate and roof antenna. |                    |                         |                        |                         |

## Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer satisfied the antenna is not detrimental to street scene or neighbouring amenity.

|                                                                                                                                                                                                                                                                                      |                    |                          |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|------------------------|-------------------------|
| <b>5</b>                                                                                                                                                                                                                                                                             | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                      | 25/03120/HOUSE     | Summer Aucoin 05/12/2025 | Cllr Dr Canet          | Sevenoaks Plans Ltd     |
| <i>Applicant</i>                                                                                                                                                                                                                                                                     |                    | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Caller                                                                                                                                                                                                                                                                      |                    |                          | 4 Broomfield Road      | Northern                |
| <i>Town</i>                                                                                                                                                                                                                                                                          |                    | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                      |                    |                          |                        | 14/11/25                |
| Demolition of the existing side extension. Erection of a ground floor side extension with a rooflight. Erection of a ground floor rear extension with a rooflight. Alteration to fenestration. Replacement of the front glazed pergola. Replacement of the front steps to the patio. |                    |                          |                        |                         |

## Comment

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 1-12-25

|                                                                                                                                                                                                                                                              |                                             |                                                     |                                        |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------|----------------------------------------|------------------------------|
| <b>6</b>                                                                                                                                                                                                                                                     | <i>Plan Number</i><br><b>25/03162/HOUSE</b> | <i>Planning officer</i><br>Summer Aucoin 12/12/2025 | <i>Town Councillor</i><br>Cllr Clayton | <i>Agent</i><br>DHA Planning |
| <i>Applicant</i>                                                                                                                                                                                                                                             |                                             | <i>House Name</i>                                   | <i>Road</i>                            | <i>Locality</i>              |
| Mr T Billings                                                                                                                                                                                                                                                |                                             |                                                     | 8 Vine Court Road                      | Eastern                      |
| <i>Town</i>                                                                                                                                                                                                                                                  |                                             | <i>County</i>                                       | <i>Post Code</i>                       | <i>Application date</i>      |
|                                                                                                                                                                                                                                                              |                                             |                                                     |                                        | 21/11/25                     |
| <b>Demolition of garage and office. Erection of a single storey rear extension with rooflights. Alteration to fenestration. Reconfigured driveway providing three parking spaces. Remove stack pipe and reinstate internally. Hard and soft landscaping.</b> |                                             |                                                     |                                        |                              |

## Comment

**Proposed by Cllr Skinner with Cllr Clayton's apologies:**

**Sevenoaks Town Council recommended approval, provided:**

- The Conservation Officer is satisfied with the details and materials proposed, and with the amount of green planting along the front of the property
- Kent Highways are satisfied with the parking arrangements, which may require reversing into Vine Court Road, which is a major cut-through.

|                                                                                                                                                                                                                                                                                                                                                                                        |                                           |                                                    |                                        |                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------|----------------------------------------|------------------------------------------|
| <b>7</b>                                                                                                                                                                                                                                                                                                                                                                               | <i>Plan Number</i><br><b>25/03197/MMA</b> | <i>Planning officer</i><br>Abbey Aslett 05/12/2025 | <i>Town Councillor</i><br>Cllr Gustard | <i>Agent</i><br>Robinson Escott Planning |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                                                                                       |                                           | <i>House Name</i>                                  | <i>Road</i>                            | <i>Locality</i>                          |
| Portman Homes Ltd                                                                                                                                                                                                                                                                                                                                                                      |                                           | Chance Cottage                                     | 104 Oakhill Road                       | Kippington                               |
| <i>Town</i>                                                                                                                                                                                                                                                                                                                                                                            |                                           | <i>County</i>                                      | <i>Post Code</i>                       | <i>Application date</i>                  |
|                                                                                                                                                                                                                                                                                                                                                                                        |                                           |                                                    |                                        | 14/11/25                                 |
| <b>Amendment to 25/01415/MMA to alter the proportions of the second-floor front dormers, insert a rear dormer to accommodate stairs, change dormer design from pitched roof to flat roof over garage, insertion of roof windows over garage, installation of solar panels, cosmetic changes to fenestration including window design and proportions and new side window to garage.</b> |                                           |                                                    |                                        |                                          |

## Comment

**Sevenoaks Town Council recommended approval, subject to a condition requiring that the glazing in the new rear dormer at the second floor is obscured.**