

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 15 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/GRYIZgYb0W8>

Meeting commenced: 19:00

Meeting Concluded: 20:15

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O'Hara	Present
Cllr Clayton – Mayor	Present	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	Present	Cllr Willis	Apologies
Cllr Gustard	Present	Cllr Wightman	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

2 Members of the Public

PUBLIC QUESTION TIME

None.

535 - APOLOGIES FOR ABSENCE

As above.

536 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

537 - DECLARATIONS OF INTEREST

None.

538 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 1st December 2025.

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

539 - SEVENOAKS TOWN COUNCIL'S FINAL RESPONSE TO THE LOCAL PLAN, AS SUBMITTED

The Committee received and noted a copy of the Town Council's full and collated response

Sevenoaks Town Council

to Sevenoaks District Council's Local Plan Regulation 18 consultation, as approved in its final format at the full Council meeting on 8th December 2025 and submitted on 9th December.

540 - INFORMATION SESSIONS SCHEDULED FOR BRADBOURNE LAKES PROPOSALS

Councillors noted the following dates for information sessions scheduled by Sevenoaks District Council in relation to its Bradbourne Lakes improvement project and associated planning application:

- **Tuesday 16th December 10am - In person, meeting at the Boating Lake in Bradbourne Lakes**
- **Thursday 18th December 8pm - Via Zoom**

541 - KENT AND MEDWAY LOCAL NATURE RECOVERY STRATEGY PUBLISHED

The Committee received notice that Kent County Council had published its Kent and Medway Local Nature Recovery Strategy, which will guide nature recovery action and inform planning policies within the emerging Local Plan.

b) It was noted that the Strategy is available to view via the following link:

<https://www.makingspacefornaturekent.org.uk/>

542 - SEVENOAKS DISTRICT COUNCIL - LAUNCH OF A REVIEW OF LOCAL HERITAGE ASSETS TO BE LOCALLY LISTED

a) The Committee noted that Sevenoaks District Council had launched a review of its Local List and would be considering further nominations of local heritage assets to be listed.

b) It was noted that further information, including the opportunity to nominate a building, structure or space, is available to view via the following link:

[Local List | Sevenoaks District Council](#)

c) The Committee agreed that any thus far unlisted winners of the Sevenoaks Society's Frank Marshall Award should be nominated, and it was **RESOLVED** that the Item be deferred to the 5th January 2026 Planning & Environment Committee to allow Councillors more time to consider further locations worthy of recognition.

d) The Planning Committee Clerk reported that, while she had not received confirmation of a nomination deadline, a Town and Parish Council Information session had been scheduled by the District Council, to take place on 22nd January 2026.

543 - PROPOSAL BY CLLR WILLIS FOR THE PLANNING & ENVIRONMENT COMMITTEE TO ADOPT A SOLAR PANELS / HEAT PUMPS POLICY

a) The Committee received and discussed a proposal by Cllr Willis, for the Town Council to

Sevenoaks Town Council

adopt an overarching policy approving of any solar panel and / or heat pump planning applications, in order to reduce allocations and discussion.

b) Councillors noted that planning applications for solar panels are usually only required when part of a larger proposal, or when they are within a Conservation Area of on a Listed Building. While Committee members agreed their unanimous support of eco-friendly retrofitting activities, the potential overlooking of heritage and amenity sensitivities by applying an overarching policy was not considered acceptable.

c) It was **RESOLVED** that the Town Council adopt as a starting point to future discussions of eco-friendly retrofitting proposals, a *presumption in favour* of such applications, unless there are exceptional heritage or neighbouring amenity concerns which cannot be appropriately mitigated.

544 - CENTRAL GOVERNMENT CONSULTATION ON PROPOSED REFORMS TO THE STATUTORY CONSULTEE SYSTEM

a) The Committee received notice that the Ministry of Housing, Communities and Local Government is consulting on its proposals to reform the statutory consultee system, with key proposals including the removal of Sport England, The Gardens Trust and Theatres Trust as statutory consultees on planning applications, as well as reviewing the criteria under which a consultee may be notified of an application.

b) It was noted that further details as to the proposed reforms, including opportunity to comment, are available to view via the following webpage:

[Reforms to the statutory consultee system - GOV.UK](#)

c) Councillors considered Sport England to be an especially important Statutory Consultee, with Cllr Dr Canet reporting her concern that sport and open space provision via developer obligations has not been adequate to meet local infrastructure needs.

d) It was noted that no reference had been made within the proposal documents as to the future of Town and Parish Councils as Statutory Consultees. Councillors agreed it to be prudent, however, for the Town Council's to emphasise in its emerging response the importance of retaining these local voices – particularly in light of the upcoming Local Government Reorganisation.

e) It was **RESOLVED** that the Item be deferred to the 5th January 2026 Planning & Environment Committee, to allow Councillors time to consider the proposals in further detail.

545 - DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was discussed by Sevenoaks District Council's Development Management Committee on 11th December 2025:

Sevenoaks Town Council

- **24/01339/FUL - Former Site of the Farmers, London Road: 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.**

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=SDWAC3BKGGG00>

c) It was noted that Cllr Skinner had attended to speak on behalf of the Town Council, with the decision to do so having been made under Chair's Action, with delegated authority to the Chair with approval of the Chief Executive. This was due to the nomination being required before the next Planning & Environment Committee.

d) Cllr Skinner and Cllr Camp reported that the application had been Granted with various mitigating conditions which could address the majority of the Town Council's concerns, however the issues of the narrow pavement, pedestrian management and delivery parking remained.

546 - PLANNING APPLICATIONS

a) Minute Item 546b 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. 5] 25/03096/FUL – Tanglewood, 55 Kippington Road (For)**

c) The Committee considered planning applications received during the two weeks ending 4th December 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

547 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 15-12-25

1	<i>Plan Number</i> 25/02441/HOUSE	<i>Planning officer</i> Christopher Park 17/12/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Walter Global Holdings Limited	Aldington	53 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/11/25	
Demolition of chimney. Two storey front extension; first floor front and rear extension; two storey side extension. Raising the roof height to facilitate a loft conversion and rooflights. Internal and external alterations; associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i> 25/02565/HOUSE	<i>Planning officer</i> Zoe Dommett 19/12/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs K Phillips		10 Argyle Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/11/25	

25/02565/HOUSE - REVALIDATED plan

Ground floor rear extension with rooflight, first floor side extension, loft conversion with rear dormer, rooflight and sun tunnels, internal alterations, alterations to fenestration, reconstruction of chimney, summerhouse/store, patio with associated landscaping, boundary fencing, replacement wrought iron railing, relocation of soil vent pipe.

A summary of the main changes are set out below:

Revised Certificate B received 26.11.2025

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i> 25/02654/HOUSE	<i>Planning officer</i> Christopher Park 17/12/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> DHA Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs H Luna	Stables West of Ashgrove Cott	Gracious Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/11/25	

Single storey extension.

Comment

Sevenoaks Town Council recommended approval, however stipulated that permitted development rights should be removed or restricted.

Planning Applications Considered

Applications considered on 15-12-25

4	Plan Number	Planning officer	Town Councillor	Agent
	25/02800/HOUSE	Christopher Park 17/12/2025	Cllr Gustard	Alitex Ltd
Applicant		House Name	Road	Locality
Mrs O Ayers		Ormiston West	Brittains Lane	Kippington
Town		County	Post Code	Application date
				26/11/25
Erection of a greenhouse, removal of existing boundary fence and replacement wall.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer's approval and providing there is no loss of amenity - particularly light - to neighbouring properties.

Informative:

The Town Council recommended that access points for wildlife should be included in the design as per Sevenoaks Town Neighbourhood Plan Policy L1.

5	Plan Number	Planning officer	Town Councillor	Agent
	25/03096/FUL	Christopher Park 19/12/2025	Cllr Gustard	Tony Holt Design
Applicant		House Name	Road	Locality
B & G Skeath		Tanglewood	55 Kippington Road	Kippington
Town		County	Post Code	Application date
				28/11/25

Demolition of existing dwelling and erection of new detached dwelling with rooflights and solar panels. Associated landscaping works including permeable driveway and electric vehicle charging point.

Comment

Sevenoaks Town Council recommended approval, providing that:

- There is no loss of amenity to the neighbouring property;
- Subject to a light assessment for impact on no.57;
- The conditions recommended by the Tree Officer are implemented in full.

Planning Applications Considered

Applications considered on 15-12-25

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03229/LBCALT	Christopher Park 18/12/2025	Cllr Michaelides	Kam Consult Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K & A Golding			41 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/25
Replacement of 7 timber sash windows to the South elevation.				

Comment

A recommendation for refusal contingent on the Conservation Officer's judgment was proposed, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that:

- That the proposed designs are identical to that which is existing, and that there will be no negative impact on a Listed building in the Conservation Area,
- That there will be genuine attempt to re-use surviving timber as well as the 18th Century antique glass.

Informative:

The Town Council further recommended that an independent building surveyor be engaged to confirm the state of the existing windows.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03292/FUL	Zoe Dommett 17/12/2025	Cllr Dr Canet / Cllr Shea	Land Use Consultants
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Bradbourne Lakes North	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/11/25

De-silting of the ornamental lakes and conservation works to lake edges and connecting streams. Remedial works comprising the removal of associated self-sown trees, installation of formal stepping stones, a model boat launching deck, two new pedestrian bridges and repairs of the historic structures including banks, pedestrian bridges and water cascades.

Comment

Sevenoaks Town Council recommended approval.

Informative:

The Town Council requested the materials for any pathways be permeable to water.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03296/HOUSE	Zoe Dommett 24/12/2025	Cllr O'Hara	Richardson Architectural
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dennord			39 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/25

Loft conversion with rear dormer, rooflights and associated alterations.

Comment

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

Planning Applications Considered

Applications considered on 15-12-25

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03311/HOUSE	Zoe Dommett 27/12/2025	Cllr Ancrum	James Bacon
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Nicholls			88 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/25
Demolition of existing utility room. Erection of single-storey rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03321/MMA	Zoe Dommett 19/12/2025	Cllr Dr Canet	Richardson Architectural
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Carr			31 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/25
Amendment to 16/01735/HOUSE to alter the roof design.				

Comment

Sevenoaks Town Council recommended approval.