



Tuesday, 10 February 2026

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday 16th February 2026 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/FOn28Qlx9BY> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request.

Members of the public wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a Statutory Consultee to the Local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, please [click here](#).

Town Clerk

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

Committee Members – Quorum minimum of six members

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

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

1	APOLOGIES FOR ABSENCE To receive and note apologies for absence from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 33 of the Localism Act 2011.
3	DECLARATIONS OF INTEREST To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.
4	MINUTES (Pages 5-20) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 2nd February 2026.
5	DEVELOPMENT MANAGEMENT COMMITTEE - BRADBOURNE LAKES NORTH (Pages 21-22) a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 19th February 2026. This was previously allocated jointly to Cllr Dr Canet and Cllr Shea. • 25/03292/FUL - Bradbourne Lakes North, Bradbourne Vale Road INFORMATIVE: On 15th December 2025, Sevenoaks Town Council recommended approval, with request for pathways to be made with permeable materials via informative. b) To note 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=T61BFNBKKAS00 c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.

6	DEVELOPMENT MANAGEMENT COMMITTEE - 1 HILL CREST (Pages 23-24) a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 19th February 2026. This was previously allocated to Cllr Dr Canet. • 25/03101/FUL - 1 Hill Crest INFORMATIVE: On 17th November 2025, Sevenoaks Town Council recommended refusal, on the grounds of negative impact to the amenity of neighbours at No. 1 and 1A, detrimental impact to the streetscene and non-compliance with the Residential Character Area Assessment, and overdevelopment of the site. b) To note 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=T4YFJBBKJXW00 c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.
7	STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES (Pages 25-27) To receive notice and plans of new dwellings at 53 Bradbourne Vale Road which are being built. The new addresses have been amended to 53, 53A and 53B Bradbourne Vale Road.
8	LONDON GATWICK - PUBLIC CONSULTATION ON ROUTE 4 AIRSPACE CHANGE PROPOSAL, DEFERRED FROM 2ND FEBRUARY 2026 (Pages 29-30) a) To receive reminder that London Gatwick is consulting on shortlisted options for an airspace change proposal which will reintroduce satellite-based navigation procedures on Route 4 of its aircraft departure routes. b) To note that all documents relevant to the consultation, including supporting documents, details of public exhibition and webinar events and opportunity to comment, are available to view via the following webpage: https://consultations.airspacechange.co.uk/london-gatwick-airport/route4/ c) To receive copy of the consultation questions and to agree whether the Town Council submit a formal response, with the deadline being 28th April 2026.
9	APPEAL - GREENSANDS, OAK LANE, DEFERRED FROM 2ND FEBRUARY 2026 (Pages 31-32) a) To receive reminder that the following appeal has been submitted: • 6002632: 25/00104/FUL - Greensands, Oak Lane

	b) To note that the Appeal is proceeding under Written Representations Procedure, therefore the Town Council may provide additional comment or amend/withdraw previous representation. This must be done by 20th February 2026. c) To note that the full documentation may be accessed through the District Council's Appeals Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T7D16LBK10K00 INFORMATIVES: On 24th February 2025 and subsequently on amended versions on 7th April, 19th May, 28th July, 26th August and 8th September 2025, Sevenoaks Town Council recommended refusal on the grounds of overlooking, loss of amenity and privacy, inappropriate bulk and massing, conflict with the Residential Character Area Assessment and Neighbourhood Plan, tree protection concerns, and perceived inconsistencies in both the Biodiversity Net Gain methodology and the Ecological Management Plan. An informative was also provided requesting various mitigating measures to address the Town Council's objections and requesting that the proposal be resubmitted to Design Review Panel.
10	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 33-35) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the four weeks ending 9th February 2026.
11	PLANNING APPLICATIONS (Pages 37-40) 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 9th February 2026.
12	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 02 February 2026 in the Council Chamber, Town Council Offices, TN13
3QG**

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

<https://youtube.com/live/I-AQ5JVh6Z8>

Meeting commenced: 19:00

Meeting Concluded: 20:30

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	Apologies
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	Apologies	Cllr Willis	Present
Cllr Gustard	Apologies	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

619 - APOLOGIES FOR ABSENCE

As above.

620 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

621 - DECLARATIONS OF INTEREST

a) Cllr Camp declared that all Councillors had a non-pecuniary interest in the following application, due to the applicant being fellow Town Councillor, Cllr Gustard. Cllr Gustard was not in attendance, and Councillors remained open-minded to the application's contents:

- **[Plan no. 15] 25/03547/HOUSE – Chenies, 84 Oakhill Road**

b) Cllr Skinner and Cllr Ancrum declared that they had a non-pecuniary interest in the following applications, as they related to their adjacent neighbour. Cllr Skinner spoke against the applications under Minute Number 630b, however vacated the room along with Cllr Ancrum while the applications and their subsequent recommendations were discussed:

- **[Plan no. 13] 25/03542/HOUSE – 3A St John's Road**

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- **[Plan no. 14] 25/03543/LBCALT – 3A St John’s Road**

c) Cllr Willis declared that he had a disclosable pecuniary interest in the following applications, due to his employment by Sevenoaks School – the applicant. He remained open-minded to its contents:

- **[Plan no. 2] 25/02050/FUL – Claridge House, High Street**
- **[Plan no. 3] 25/02051/LBCALT – Claridge House, High Street**

622 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 19th January 2026.

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

623 - LONDON GATWICK - PUBLIC CONSULTATION ON ROUTE 4 AIRSPACE CHANGE PROPOSAL

a) The Committee received notice that London Gatwick is consulting on shortlisted options for an airspace change proposal which will reintroduce satellite-based navigation procedures on Route 4 of its aircraft departure routes.

b) It was noted that all documents relevant to the consultation, including supporting documents, details of public exhibition and webinar events and opportunity to comment, are available to view via the following webpage:

<https://consultations.airspacechange.co.uk/london-gatwick-airport/route4/>

c) The Committee received copy of the consultation questions, and noted that the deadline to respond is 28th April 2026. It was **RESOLVED** that the item be deferred to the next meeting, to allow Councillors more time to consider the proposals and any forthcoming draft response.

624 - A225 DARTFORD ROAD ZEBRA CROSSING - WORKS PROGRAMME

The Committee received and noted a copy of the works programme which had been confirmed and published by Kent County Council, for delivery of the Dartford Road zebra crossing. It was noted that this would commence on 16th February 2026, would include temporary two-way lights and nighttime closures, and was expected to take 6 days.

625 - PUBLIC REQUESTS FOR HIGHWAY IMPROVEMENT PLAN PRIORITY ITEMS

a) The Committee received a copy of correspondences relating to Highway Improvement Plan Priority items requested by members of the public, as well as a summary of the Town Council's current Plan. The priority items requested were as follows:

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- **Request 1:** For the current “Give Way” signs at Hollybush Lane to be replaced with “Give Way to Pedestrian” signs
- **Request 2:** For a Road Safety Audit and delivery of any identified improvement measures on Oak Lane
- **Request 3:** For Oak Lane to be added to the Town Council’s existing Priority Item, for inclusion in its proposed extension to the 20mph speed limits
- **Request 4:** Removal of the nearest parking spaces where Bradbourne Road meets Bradbourne Vale Road, or introduction of traffic warning signs

b) Cllr Clayton reported that he consistently received further highway improvement requests relating to the East to West Walking and Cycling route, namely to do with lack of parking at The Crescent, and granting priority to Little Wood at its junction with Wickenden Road in order to improve cyclist and pedestrian safety.

c) The Planning Committee Clerk relayed a recommendation on behalf of Cllr Granville – who was unable to attend – for Request 1 to be amended to a “STOP” sign. Councillors considered the most effective solution would be to request a signage audit, with the most effective solution to be decided by Kent County Council.

d) Councillors also noted that the entrance to Knole Park via the “Hole in the Wall” located on Seal Hollow Road was also a significant safety concern, and it was **RESOLVED** that all of the above items be provisionally added to the Town Council’s Highway Improvement Plan. The order of prioritisation and final contents would be determined by the Movement & Net Zero Working Group, with the next meeting date to be determined.

626 - APPEAL - LAND ADJACENT TO 95-107 BRADBOURNE ROAD

a) The Committee received notice of the submission of the following appeal:

- **6002118: 25/00822/FUL - Land Adjacent to 95-107 Bradbourne Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide additional comment or amend/withdraw previous representation by 16th February 2026. This was not considered necessary.

c) It was noted that the full documentation may be accessed through the District Council’s Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=T6OXFWBK0MR00>

627 - APPEAL - 14 SILK MILLS CLOSE

a) To receive notice of the submission of the following appeal:

- **6001878: 25/01801/FUL -14 Silk Mills Close**

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b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide additional comment or amend/withdraw previous representation by 19th February 2026. This was not considered necessary.

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

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T6A0SLBK0MR00>

628 - APPEAL - GREENSANDS, OAK LANE

a) To receive notice of the submission of the following appeal:

- **6002632: 25/00104/FUL - Greensands, Oak Lane**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide additional comment or amend/withdraw previous representation by 20th February 2026. Cllr Daniell reported of hers and fellow Kippington Councillors' intention to submit further comment to the Appeal, and it was **RESOLVED** that the Item be deferred to the next Planning & Environment Committee meeting to allow more time to finalise their draft.

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

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T7D16LBK10K00>

629 - STREET NAMING AND NUMBERING - AMENDMENT OF NEW ADDRESSES

a) The Committee received notice and plans relating to the addresses for the dwellings being constructed at the former Royal Oak Hotel, whose previously renaming to Flats 1-6 Hanover House the Town Council objected to in April 2025, have since been revised.

b) Councillors noted with great appreciation that the new addresses had been amended from Flats 1-6, Hanover House to Apartments 1-6 Grand Royal Oak, and that the new townhouse had also been amended from Dolling House to Ascoe House. Councillors welcomed the positive development and recognition of the site's historic name, and expressed their hope that any similar cases arising in future may also be resolved as so.

c) The Committee received notice that the address of 26-28 Pembroke Road had been amended to New Pennard House, 26-28 Pembroke Road.

d) The Committee received notice and plans relating to the conversion of 87 Bayham Road

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and 14 Holly Bush Lane into a single detached dwelling, with the new address being 87 Bayham Road.

e) Cllr Clayton advised that 87 Bayham Road and 14 Holly Bush Lane had formerly been addressed as one unit, with the address attributed to Holly Bush Lane. He recommended that this history be conveyed to the District Council's Street Naming and Numbering team, and confirmation as to the new address' access confirmed.

630 - PLANNING APPLICATIONS

a) Minute Item 630b 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. 13] 25/03542/HOUSE – 3A St John's Road (Against)**
- **[Plan no. 13] 25/03542/HOUSE – 3A St John's Road (For) – Written representation read aloud by the Planning Committee Clerk, by prior agreement**

c) The Committee considered planning applications received during the two weeks ending 26th January 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

631 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 2-2-26

1	Plan Number	Planning officer	Town Councillor	Agent
	25/01445/REM	Nicola Furlonger 11/02/2026	Cllr Shea	David Lock Associates
Applicant	House Name	Road	Locality	
Tarmac Trading Limited	Sevenoaks Quarry	Bat and Ball Road	ADJOINING Northern	
Town	County	Post Code	Application date	
			21/01/26	

25/01445/REM - Amended plan

Reserved matters application for the approval of access, appearance, landscaping, layout and scale in respect of the 'Barn Area' pursuant to planning permission 22/00512/OUT - An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House, reuse or demolition and replacement of barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

A summary of the main changes are set out below:

Revised and additional information, including design/layout changes and further information regarding access and parking, landscaping, drainage, refuse and construction.

Comment

Proposed by Cllr Dr Canet with Cllr Shea's apologies:

Sevenoaks Town Council did not comment, as the proposals are located outside of Sevenoaks Town.

Planning Applications Considered

Applications considered on 2-2-26

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02050/FUL	Christopher Park 12/02/2026	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School - Mr A Will	Claridge House	4 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/01/26	

25/02050/FUL - Amended plan

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.

A summary of the main changes is set out below:

The applicant has provided updated plans and details in response to the concerns made by the Conservation Officer.

Comment

Proposed by Cllr Michaelides with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied with all amendments made by the applicant.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02051/LBCALT	Christopher Park 12/02/2026	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School - Mr A Will	Claridge House	4 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/01/26	

25/02051/LBCALT - Amended plan

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.

A summary of the main changes is set out below:

The applicant has provided updated plans and details in response to the concerns made by the Conservation Officer.

Comment

Proposed by Cllr Michaelides with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied with all amendments made by the applicant.

Planning Applications Considered

Applications considered on 2-2-26

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02699/HOUSE	Abbey Aslett 10/02/2026	Cllr Shea	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
GMAX Investments LTD		180 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/01/26	

25/02699/HOUSE - REVALIDATED plan

Alterations to landscaping including raised patio with privacy screen to rear, paved drive and parking area to front. New fencing.

A summary of the main changes is set out below:

Amended drawings and certificate received.

Comment

Proposed by Cllr Dr Canet with Cllr Shea's apologies:

Sevenoaks Town Council recommended refusal on the following grounds:

- The fence height is over 1.8m at boundary with No. 182 and may adversely affect amenity of neighbours;
- The elevated patio may cause overlooking and loss of amenity to neighbours;
- The car parking surface is not permeable, as required by Policy L2 of the Sevenoaks Town Neighbourhood Plan;
- Similarly, the concrete slab area is not permeable and has no designated purpose. It is not accessible by vehicles or identified as patio. It is very substantial and results in significant overdevelopment of the site, loss of biodiversity, and loss of drainage;
- Creation of surface water pooling. No surface water run off must be directed to the foul sewer in any circumstances. Surface water must be contained through soakaway or gulleys only (as per Sevenoaks Town Neighbourhood Plan Policy L2 on Sustainable Drainage)
- The fences are not permeable to wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1;
- Lost mature tree and hedges are not proposed to be replaced with similar as per Sevenoaks Town Neighbourhood Plan Policy L4;
- Foul Water utility company to be satisfied with connections to sewer and alterations to manhole access.

Informative: Sevenoaks Town Council further advised of the following points which it considered relevant:

- A substantial tree also appears to have been removed from the garden during works, which may have required permission.
- Fences were reported to have been built on the neighbours' side of boundary. Neighbours had reported that their existing fences had been removed without their prior knowledge or agreement. The Town Council requested that Sevenoaks District Council Officers therefore verify that Certificate B has been issued.
- The gate from the rear to Recreation Ground may need a license.
- The Town Council noted that the completed changes to fenestration, removal of chimney and internal structural works have not been subject to planning permission. It requested that District Council Officers therefore ensure that appropriate permissions and building control are in place.
- Finally, it was noted that there does not appear to be a Party Wall Agreement in place with neighbours, who report cracks, inaccessible sewer inspection chambers, damage to property and messy site spilling onto adjacent gardens.

Planning Applications Considered

Applications considered on 2-2-26

5	Plan Number	Planning officer	Town Councillor	Agent
	25/02738/HOUSE	Zoe Dommatt 05/02/2026	Cllr Gustard	Green Retreats Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Cai		Glendevon	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				15/01/26

25/02738/HOUSE - Amended plan

The construction of a single storey contemporary garden building to be used as a home gym with air conditioning unit.

A summary of the main changes is set out below:

Arboriculture report now provided.

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no loss of amenity to neighbours, and the Arboricultural Officer being satisfied with the foundation design and how trees will be protected during the build.

6	Plan Number	Planning officer	Town Councillor	Agent
	25/02921/HOUSE	Christopher Park 04/02/2026	Cllr Shea	Verite Design Manageme
Applicant		House Name	Road	Locality
Mr A Miedzinski			11 Crawshay Close	Northern
Town		County	Post Code	Application date
				14/01/26

25/02921/HOUSE - REVALIDATED Plan

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.

A summary of the changes is set out below:

Updated drawings resolving the issue of potential encroachment received 07.01.2026

Comment

Proposed by Cllr Dr Canet with Cllr Shea's apologies:

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the house and size / height of outbuilding
- Inappropriate roof line
- Inappropriate treatment of façade, causing loss of the unifying street scene
- Impact on street scene altering appearance of pair of semis
- Overlooking of neighbours
- Loss of light and amenity to immediate neighbours, including those on Robyns Way
- Overlooking of neighbours

Informative:

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

Planning Applications Considered

Applications considered on 2-2-26

7	Plan Number 25/03205/HOUSE	Planning officer Abbey Aslett 05/02/2026	Town Councillor Cllr Wightman	Agent Phillips Tracey Architects
Applicant		House Name	Road	Locality
Mr & Mrs Mullinjer		Camden House	Wilderness Avenue	ADJOINING Wilderness
Town		County	Post Code	Application date
				15/01/26
Single storey extension with sedum (Green) roof for gym, pool and ancillary accommodation with rooflights. Associated landscaping. Alterations to fenestration.				

Comment

Sevenoaks Town Council did not comment, as the proposals are located outside of Sevenoaks Town.

8	Plan Number 25/03332/HOUSE	Planning officer Zoe Dommett 23/02/2026	Town Councillor Cllr Gustard	Agent Atelier De Linde Ltd
Applicant		House Name	Road	Locality
Ms D Kaur			6 Rosefield	Kippington
Town		County	Post Code	Application date
				23/01/26

25/03332/HOUSE - Amended plan

Replacement of the existing conservatory with an orangery, extension of the front porch, alterations to fenestration, installation of a walk-on rear balcony, alteration and extension of the garage, cycle store, external landscaping including driveway, repositioning of entrance gate and internal alterations.

A summary of the main changes is set out below:

Amended floor plans to remove indicative furniture layouts.

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity or privacy to neighbouring properties from the new balcony, and subject to conditions being placed requesting submission from the developer regarding Tree and root protections as per the Arboricultural Officer's request.

9	Plan Number 25/03385/HOUSE	Planning officer Summer Aucoin 06/02/2026	Town Councillor Cllr Daniell	Agent Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr and Mrs Holland		Ashgrove Place	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				16/01/26

Installation of solar panels on the main dwelling roof and garage roof.

Comment

Sevenoaks Town Council recommended approval, provided the suggestions of the Kent County Council Ecological Officer are followed.

Planning Applications Considered

Applications considered on 2-2-26

10	Plan Number	Planning officer	Town Councillor	Agent
	25/03396/HOUSE	Zoe Dommett 09/02/2026	Cllr O'Hara	Harringtons 2006
Applicant	House Name	Road	Locality	
Mr & Mrs Farmer		1 Pontoise Close	Northern	
Town	County	Post Code	Application date	
			19/01/26	

25/03396/HOUSE - REVALIDATED plan

Single storey rear extension, front porch and alterations to front of site to provide 2 no. parking spaces, new boundary fencing and step access.

A summary of the main changes are set out below:

Proposals affecting neighbouring wall removed, updated plans received 13.01.2026.

Comment

Proposed by Cllr Dr Canet:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the materials and overall design, and
- A condition securing permeable driveway materials as well as the appropriate direction of surface-water run-off away from the foul network.

11	Plan Number	Planning officer	Town Councillor	Agent
	25/03474/FUL	Summer Aucoin 12/202026	Cllr Clayton	Howard Sharp And Partne
Applicant	House Name	Road	Locality	
A and O Adeleye		14 Hillside Road	Eastern	
Town	County	Post Code	Application date	
			22/01/26	

25/03474/FUL - Amended plan

Erection of two storey detached dwelling with off-street parking, landscaping and associated works.

A summary of the changes is set out below:

The planning agent has provided an additional plan.

Comment

Sevenoaks Town Council recommended approval, provided:

- The window facing downhill towards Seal Hollow Road is obscure glazed to avoid overlooking,
- That conditions are imposed to avoid unnecessary loss of trees and hedges on the boundaries, as well as for any damage to boundaries to be reinstated, as per Policy L4 of the Sevenoaks Town Neighbourhood Plan, and
- Provided that permitted development rights are limited so that the overall height of the building cannot be increased, in order to avoid future extensions which could dominate the neighbouring house on Seal Hollow Road.

Informative;

Sevenoaks Town Council noted that Southern Water had been incorrectly consulted on this application and advised that the correct companies to consult are South East Water for water supply and Thames Water for sewage.

Planning Applications Considered

Applications considered on 2-2-26

12	Plan Number	Planning officer	Town Councillor	Agent
	25/03479/FUL	Ashley Bidwell 03/02/2026	Cllr Dr Canet	DHA Planning
Applicant		House Name	Road	Locality
Winsford Property Development Ltd			14 Silk Mills Close	Northern
Town		County	Post Code	Application date
				13/01/26
Erection of a detached dwelling with loft space and rooflight and creation of four associated parking spaces and associated landscaping. Cycle and refuse store. Timbers gates and fence. Electric charging point.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- That the new detached house was considered to be overdevelopment of the site,
- Inadequate amenity and light to future residents of the site,
- Loss of amenity to existing residents
- Concerns as to the impact to off-street parking for neighbouring residents

13	Plan Number	Planning officer	Town Councillor	Agent
	25/03542/HOUSE	Summer Aucoin 10/02/2026	Cllr Dr Dixon	OPEN Architecture
Applicant		House Name	Road	Locality
Mrs A Ramadoro			3A St Johns Hill	St Johns
Town		County	Post Code	Application date
				20/01/26
A replacement single storey rear extension with roof lanterns, internal alterations and a rooflight.				

Comment

Sevenoaks Town Council recommended refusal, unless:

- The Planning Officer is satisfied that the amenity and right-to-light of No.3 are not significantly impacted by the raised height of the new extension, and that the proposals pass the 45 degree light test
- That the Conservation Officer is satisfied that the integrity and setting of the Listed building is not impacted

The Town Council also considered the missing southern side elevation to be critical to evaluating the impact of the raised height to the amenity, light and setting of the neighbouring Listed property, and requested that its submission be required.

Planning Applications Considered

Applications considered on 2-2-26

14	Plan Number	Planning officer	Town Councillor	Agent
	25/03543/LBCALT	Summer Aucoin 10/02/2026	Cllr Dr Dixon	OPEN Architecture
Applicant		House Name	Road	Locality
Mrs A Ramadoro			3A St Johns Hill	St Johns
Town		County	Post Code	Application date
				20/01/26
A replacement single storey rear extension with roof lanterns, internal alterations and a rooflight.				

Comment

Sevenoaks Town Council recommended refusal, unless:

- The Planning Officer is satisfied that the amenity and right-to-light of No.3 are not significantly impacted by the raised height of the new extension, and that the proposals pass the 45 degree light test
- That the Conservation Officer is satisfied that the integrity and setting of the Listed building is not impacted

The Town Council also considered the missing southern side elevation to be critical to evaluating the impact of the raised height to the amenity, light and setting of the neighbouring Listed property, and requested that its submission be required.

15	Plan Number	Planning officer	Town Councillor	Agent
	25/03547/HOUSE	Abbey Aslett 10/02/2026	Cllr Daniell	Open Architecture
Applicant		House Name	Road	Locality
C Gustard		Chenies	84 Oakhill Road	Kippington
Town		County	Post Code	Application date
				20/01/26
Improvements to the facades, a new entrance door and internal re-modelling of the room arrangements. Adaption of an existing integral garage into a bedroom and ensuite. Double garage with green roof and associated vehicular entrance and dropped kerb to suit. Relocation of front door. Alteration to fenestration. Landscaping and alterations to fenestration.				

Comment

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

16	Plan Number	Planning officer	Town Councillor	Agent
	25/03548/HOUSE	Zoe Dommett 04/02/2026	Cllr Daniell	Ark Design Build Ltd
Applicant		House Name	Road	Locality
Mr N Mcgrath		Beech Tree Cottage	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				14/01/26
Erection of garden studio.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-2-26

17	Plan Number 25/03560/HOUSE	Planning officer Zoe Dommatt 04/02/2026	Town Councillor Cllr Layne	Agent Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr Thomas & Ms St Aubyn			2 Prospect Road	Eastern
Town		County	Post Code	Application date
				14/01/26
Erection of lower ground and ground floor extension; installation of dormer window and velux windows; erection of cycle store/shed with alterations to fenestration				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the alterations to fenestration, and that the Planning Officer has no concerns regarding privacy or overlooking of the property on Cobden Road from the new development.

18	Plan Number 25/03561/HOUSE	Planning officer Abbey Aslett 05/02/2026	Town Councillor Cllr Willis	Agent OPEN architecture
Applicant		House Name	Road	Locality
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
Town		County	Post Code	Application date
				15/01/26
Infill rear extension and associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the plans and that the fabric of the original building will remain unchanged.

19	Plan Number 25/03562/LBCALT	Planning officer Abbey Aslett 05/02/2026	Town Councillor Cllr Willis	Agent OPEN architecture
Applicant		House Name	Road	Locality
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
Town		County	Post Code	Application date
				15/01/26
Infill rear extension and associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the plans and that the fabric of the original building will remain unchanged.

Planning Applications Considered

Applications considered on 2-2-26

20	Plan Number	Planning officer	Town Councillor	Agent
	25/03589/HOUSE	Zoe Dommett 16/02/2026	Cllr Gustard	Atelier De Linde Ltd
Applicant		House Name	Road	Locality
Ms D Kaur			6 Rosefield	Kippington
Town		County	Post Code	Application date
				26/01/26
Replacement of the existing conservatory with an orangery, extension of the front porch, alterations to fenestration, installation of a walk-on rear balcony, alteration and extension of the garage, cycle store, external landscaping including driveway, repositioning of entrance gate and internal alterations. //A prior consultation letter was received 16/01/2026 and later invalidated on the grounds that the proposal and drawings included an air source heat pump, requiring a noise assessment. On its revalidation 26/01/2026, the air source heat pump has since been removed from the proposal and drawings.//				

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity or privacy to neighbouring properties from the new balcony, and subject to conditions being placed requesting submission from the developer regarding Tree and root protections as per the Arboricultural Officer's request.

21	Plan Number	Planning officer	Town Councillor	Agent
	26/00013/HOUSE	Zoe Dommett 10/022026	Cllr Daniell	PHI DESIGN + BUILD LT
Applicant		House Name	Road	Locality
Mr and Mrs Smith		Mayrhofen	Little Julians Hill	Kippington
Town		County	Post Code	Application date
				20/01/26
Proposed side extension and conversion of existing garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-2-26

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00032/FUL	Summer Aucoin 13/02/2026	Cllr Layne	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Ogden		7 Park Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/01/26	
Part garage conversion into gym. Replacement roof with rooflights. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the application, and that the following criteria have been addressed:

- That Planning Officer is satisfied the proposal does not impact on the privacy of neighbours.
- The Conservation Officer being satisfied that the fenestration is in keeping with the character of the adjacent properties and area overlooking the Vine, that the removal of the trees do not have an adverse impact on the vista,
- That Conservation and Planning Officers are satisfied that the placement of this building on the existing footprint will not adversely impact the screening from the Vine or from Park Lane,
- The Senior Arboricultural and Landscape Officer being satisfied that no trees within the Conservation Area are impacted by the proposals, and that the remaining trees effectively screen it from the Vine and Park Lane.



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Zoe Dommett
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/03292/FUL
Your Ref:
Date: 10 February 2026

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Bradbourne Lakes North Bradbourne Vale Road Sevenoaks Kent

Development: 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.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 February 2026** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

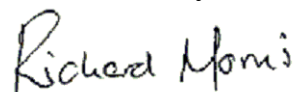
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

Please note that written information is not permitted to be used as a “visual aid”.

Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly informal style.

Richard Morris
Deputy Chief Executive and Corporate Director
Planning & Regulatory Services



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Christopher Park
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/03101/FUL
Your Ref:
Date: 10 February 2026

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 1 Hill Crest Sevenoaks Kent TN13 3HN

Development: Demolition of garage. Erection of 1x detached dwelling with rooflight. Bin and cycle stores. Associated parking and landscaping including new boundary fence.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 February 2026** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

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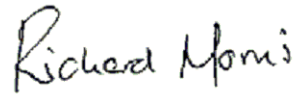
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when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Deputy Chief Executive and Corporate Director
Planning & Regulatory Services



Sevenoaks Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00132/NEWDEV
Date: 28th January 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 53 Bradbourne Vale Road Sevenoaks Kent TN13 3QG

Demolition of existing house and construction of 3 terraced houses; one of which will retain the existing address, but with a new UPRN.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

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

INVESTORS IN PEOPLE
We invest in people Platinum

Site: 53 Bradbourne Vale Road Sevenoaks Kent TN13 3QG

Plot	New Address
Plot 1, 53	53 Bradbourne Vale Road Sevenoaks Kent TN13 3QG
Plot 2, 53	53A Bradbourne Vale Road Sevenoaks Kent TN13 3QG
Plot 3, 53	53B Bradbourne Vale Road Sevenoaks Kent TN13 3QG



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LONDON GATWICK



Freephone: 0808 303 4560
Email: LGWairspace.Rte4@gatwickairport.com
Citizen Space site: route4acp.co.uk
Post: Freepost ROUTE 4 CONSULTATION

13 January 2026

Shaping the future: Have your say on London Gatwick's Route 4 Airspace Change

Dear Sevenoaks Town Council,

London Gatwick is progressing an airspace change proposal (ACP) to reintroduce satellite-based navigation procedures on one of our aircraft departure routes – known as Route 4.

This proposal is essential because the ground-based navigation is gradually being phased out as part of a government programme to modernise UK airspace. All of London Gatwick's other arrival and Main Runway departure routes have successfully adopted the new navigation procedures, leaving Route 4 as the only one needing updating.

Through engagement with community representatives and other key stakeholders, London Gatwick has developed and agreed the shortlisted options for the future of Route 4.

In accordance with the process set out by the UK's airspace regulator – the Civil Aviation Authority (CAA) – London Gatwick is now gathering feedback on its shortlisted options as part of a 14-week consultation period starting on Tuesday 20 January 2026 and ending at 23:59 on Tuesday 28 April 2026.

The public consultation is open to anyone with an interest in this airspace change. The aim of the public consultation is to ensure everyone who wants to feedback has that opportunity before London Gatwick selects a final option which will be submitted to the CAA for formal approval.

Further information

You can find details about Route 4, the airspace change process, and the consultation in the attached newsletter. It explains how you can take part, including through the Route 4 Citizen Space website and/or by:

- Attending one of the drop-in consultation events
- Attending one of the online webinars
- Viewing printed copies of the consultation materials at one of the deposit locations
- Visiting the website (route4acp.co.uk).

We hope you can join us at one of our public exhibitions or attend one of our webinars. If you have any questions, please do not hesitate to contact the Route 4 Team via freephone on 0808 303 4560 or email LGWairspace.Rte4@gatwickairport.com.

Yours faithfully,

London Gatwick Route 4 Project Team

London Gatwick Route 4 ACP Consultation Questions:

1-8. *[Respondent identification questions not included for lack of pertinence.]*

9. Please rank the four shortlisted options in order of preference (with 1 being your most favoured option, and 4 being your least favoured option).

Option A -- Please Select -
- 1 2 3 4

Option B -- Please Select -
- 1 2 3 4

Option C -- Please Select -
- 1 2 3 4

Option D -- Please Select -
- 1 2 3 4

None of the above / No preference

10. Please explain your response to Question 9. If you selected 'None of the above', please suggest an alternative option.

11. Do you have any feedback or suggestions on how we can deliver further improvements on Option A?

12. Do you have any feedback or suggestions on how we can deliver further improvements on Option B?

13. Do you have any feedback or suggestions on how we can deliver further improvements on Option C?

14. Do you have any feedback or suggestions on how we can deliver further improvements on Option D?

15. Do you have any comments regarding the Full Options Appraisal (FOA) and/or the technical assessments supporting this Airspace Change Proposal?

16. Do you have any further feedback or suggestions you wish to share with us regarding this Airspace Change Proposal?

17. Would you like your name to be published alongside your response? We will not publish postcodes or email addresses.



Parish Council

Tel: 01732 227000 Option 3
 Ask for: Stephanie Payne
 My ref: 25/00051/RFPLN
 Date: 21st January 2026

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	XLX Sevenoaks Ltd (Gould)		
Site:	Greensands Oak Lane Sevenoaks Kent TN13 1UH		
Nature:	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.		
SDC Ref:	25/00051/RFPLN	Planning Inspectorate Ref:	6002632
Start Date:	16th January 2026		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

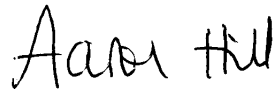
If you wish to make comments, or withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> quoting the Planning Inspectorate case reference **6002632**. Comments should be submitted by **20th February 2026**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

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

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

Yours faithfully,

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

A handwritten signature in black ink that reads "Aaron Hill". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Aaron Hill
South Team Manager

Decision Notices published by Sevenoaks District Council OR Kent County Council from **13th January 2026 to 9th February 2026** 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)
21/01254/FUL	Sevenoaks Gasholder Station, Cramptons Road – Northern	10th May 2021: STC recommended refusal, 9 grounds, 4 informatives, further detailed informative report. 26th July 2021: STC recommended refusal, 8 grounds, 5 informatives, further detailed informative report. 6th September 2021: STC recommended refusal, 8 grounds, 5 informatives, further detailed informative report. 20th March 2023: STC recommended refusal, 8 grounds, detailed informative report. 7th October 2024: STC recommended refusal, 9 grounds, detailed informative report.	NB: Although Granted by SDC's Development Management Committee on 7th November 2024, publication of the Decision Notice was delayed due to the permission being contingent on production of a Section 106 agreement. This has now been signed, and the accompanying decision therefore published. 19th January 2026: SDC Granted, 33 conditions.
25/02033/HOUSE	Faircrouch, 22 Oakhill Road – Kippington	22nd September 2025: STC recommended approval, 1 condition. 22nd December 2025: STC recommended approval, 1 condition.	13th January 2026: SDC Granted, 4 conditions.
25/02167/MMA	1 Blackhall, Blackhall Lane – Wildernesse	20th October 2025: STC recommended approval. 5th January 2026: STC recommended approval.	23rd January 2026: SDC Granted, 11 conditions.
25/02368/FUL	73-75 Bradbourne Park Road – St Johns	22nd September 2025: STC recommended approval, 3 conditions, 1 informative. 22nd December 2025: STC recommended approval, 5 conditions.	16th January 2026: SDC Granted, 17 conditions.
25/02441/HOUSE	Aldington, 53 Oakhill Road – Kippington	15th December 2025: STC recommended approval.	15th January 2026: SDC Granted, 5 conditions.

25/02565/HOUSE	10 Argyle Road – Town	20th October 2025: STC recommended approval. 15th December 2025: STC recommended approval.	20 th January 2026: SDC Granted, 3 conditions.
25/02654/HOUSE	Stables West of Ashgrove Cottage, Gracious Lane – Kippington	15th December 2025: STC recommended approval, 1 condition.	23 rd January 2026: SDC Granted, 3 conditions.
25/02676/HOUSE	25 Bosville Road – Northern	20th October 2025: STC recommended approval. 1st December 2025: STC recommended approval, 1 condition.	14 th January 2026: SDC Granted, 3 conditions.
25/02716/FUL	11 Nursery Close – Eastern	3rd November 2025: STC recommended approval, 4 conditions, 1 informative.	4 th February 2026: SDC Granted, 7 conditions.
25/02800/HOUSE	Ormiston West, Brittain's Lane – Kippington	15th December 2025: STC recommended approval, 1 condition, 1 informative.	15 th January 2026: SDC Granted, 3 conditions.
25/03162/HOUSE	8 Vine Court Road – Eastern	1st December 2025: STC recommended approval, 2 conditions.	20 th January 2026: SDC Granted, 3 conditions.
25/03227/HOUSE	Penina, 2 Yeomans Meadows – Kippington	22nd December 2025: STC recommended approval.	28 th January 2026: SDC Granted, 3 conditions.
25/03229/LBCALT	41 London Road – Town	15th December 2025: Recommendation for refusal, 1 condition lost at the vote. STC recommended approval, 2 conditions, 1 informative.	21 st January 2026: SDC Granted, 3 conditions.
25/03296/HOUSE	39 Lambarde Drive – Northern	15th December 2025: STC recommended approval, 1 condition.	26 th January 2026: SDC Granted, 3 conditions.
25/03311/HOUSE	88 Hillingdon Avenue – Eastern	15th December 2025: STC recommended approval.	29 th January 2026: SDC Granted, 3 conditions.
25/03321/MMA	31 Lambarde Drive – Northern	15th December 2025: STC recommended approval.	19 th January 2026: SDC Granted, 2 conditions.
25/03332/HOUSE	6 Rosefield – Kippington	22nd December 2025: STC recommended approval, 2 conditions. 2nd February 2026: STC recommended approval, 2 conditions.	5 th February 2026: SDC Granted, 5 conditions.

25/03340/HOUSE	14 Hillside Road – Eastern	22nd December 2025: STC recommended approval, 1 ground.	30 th January 2026: SDC Granted, 5 conditions.
25/03365/CONVAR	72 Weald Road – Kippington	22nd December 2025: STC recommended refusal , 1 ground (tree protection measures should be secured via condition), 1 informative.	21 st January 2026: SDC Granted , 4 conditions (including Tree Protection Plan condition)
25/03401/FUL	Flat 2, 19 Pembroke Road – Town	22nd December 2025: STC recommended approval, 2 conditions.	28 th January 2026: SDC Granted, 3 conditions.
25/03428/HOUSE	11 Stafford Way – Kippington	5th January 2026: STC recommended approval, 1 condition.	9 th February 2026: SDC Granted, 4 conditions.
25/03470/FUL	Land East of Turners Gardens, Weald Road – Kippington	5th January 2026: STC recommended refusal, 4 grounds, 1 informative.	2 nd February 2026: SDC Refused, 1 Ground.

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Planning Applications to be Considered

Planning Applications received to be considered on 16 February 2026

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00967/OUT	Ashley Bidwell 20/02/2026	Cllr Daniell	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
The Police & Crime Commissioner for Kent		Land North East of Magistrate	Morewood Close	Kippington
Town		County	Post Code	Application date
				30/01/26
25/00967/OUT - Amended plan				
Outline planning application for the erection of up to 28 dwellings plus access with matters relating to layout, scale, appearance and landscaping reserved.				
A summary of the main changes is set out below:				
Revised plans have been submitted showing the proposed buildings consolidated into a single block, along with a reduction in hardstanding, increased landscaping, and updated parking arrangements.				
In addition, updated Air Quality, Flood Risk and Drainage, and Transport Statement reports have been provided, together with updated Biodiversity Net Gain (BNG) information.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU1RD0BKFKZ00			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01654/FUL	Samantha Yates 20/02/2026	Cllr Daniell	DMP
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				05/02/26
25/01654/FUL - Amended plan				
Installation of main gates to driveway entrance and installation of footpath for security reasons.				
A summary of the main changes is set out below:				
Preliminary Ecological Appraisal submitted on 26th January 2026.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXSX1FBKH1Y00			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/02802/HOUSE	Abbey Aslett 23/02/2026	Cllr Layne	Fuller Long Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr And Mrs Herron			3 Park Lane	Eastern
Town		County	Post Code	Application date
				02/02/26
Conversion of garage to habitable room, associated changes to fenestration. New canopy porch. Removal of glazed roof to conservatory, to be replaced by flat roof with roof lantern. Installation of external insulation and cladding. Replacement (like for like) of windows to double glazing.				

Planning Applications to be Considered

Planning Applications received to be considered on 16 February 2026

Repairs to chimney. Installation of roadside kerb to front with associated landscaping alterations.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3IHWTBKJEM00
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4	Plan Number	Planning officer	Town Councillor	Agent
	25/03382/HOUSE	Summer Aucoin 18/02/2026	Cllr Daniell	Coleman Anderson Architects

Case Officer			
Applicant	House Name	Road	Locality
Mr and Mrs Johnston	Aston House	140 Kippington Road	Kippington
Town	County	Post Code	Application date
			28/01/26

25/03382/HOUSE - Amended plan

Demolition of side extension and chimney. Replace integrated garage with new detached garage with rooflights, partial loft conversion with addition of dormer windows and rooflights, single storey rear and side extension, two storey rear, front and side extension, changes to fenestration and materiality. Solar panels. Open Porch. Removal of existing trees close to boundary. Landscaping.

A summary of the main changes is set out below:

The applicant has amended the plans, relocating the proposed garage.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6NJF7BKKH500
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5	Plan Number	Planning officer	Town Councillor	Agent
	26/00036/LBCALT	Christopher Park 23/02/2026	Cllr Michaelides	Trueplan Uk Ltd.

Case Officer			
Applicant	House Name	Road	Locality
Mr S Yalman		99-101 High Street	Town
Town	County	Post Code	Application date
			02/02/26

Internal alteration of Listed Building including removal of spiral staircase and creation of new staircase. New partition wall. Extractor Vent

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8K1YTBKL1Z00
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6	Plan Number	Planning officer	Town Councillor	Agent
	26/00043/HOUSE	Summer Aucoin 18/02/2026	Cllr Camp (as Chair, for Kippington)	Coleman Anderson Architects

Case Officer			
Applicant	House Name	Road	Locality
Mr and Mrs Lane	The White Cottage	132 Kippington Road	Kippington
Town	County	Post Code	Application date
			28/01/26

First floor side extension, single storey rear extension with rooflights, replacement porch, alterations to fenestration, internal alterations.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8LWOYBKL2P00
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Planning Applications to be Considered

Planning Applications received to be considered on 16 February 2026

7	Plan Number 26/00068/HOUSE	Planning officer Zoe Dommett 02/03/2026	Town Councillor Cllr O'Hara	Agent Coleman Anderson Architects
Case Officer				
Applicant		House Name	Road	Locality
Town		County	Post Code	Application date
				09/02/26
Mr & Mrs Gibbons, 9 Coombe Avenue, Northern, ,				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8TB9YBKL4E00			

8	Plan Number 26/00105/CONVAR	Planning officer Samantha Yates 19/02/2026	Town Councillor Cllr Dr Dixon	Agent Rapleys LLP
Case Officer				
Applicant		House Name	Road	Locality
Portman Homes Ltd			7 Mount Harry Road	St Johns
Town		County	Post Code	Application date
				29/01/26
Variation of condition 6 and 8 of 24/01851/CONVAR to Variation of condition 2 and condition 6 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works, with amendments to create individual access to plot 1 & 2, additional basement level with external stairs, alterations to fenestration, phasing plan and alteration to BNG requirement due to self-build exemption with amendment to change condition 6 to compliance and vary condition 8 to reflect an updated appendix c of the tree report.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8YVFVBKL7G00			

9	Plan Number 26/00132/LBCALT	Planning officer Zoe Dommett 26/02/2026	Town Councillor Cllr Daniell	Agent Wyatt Glass Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr P Haine		2 Kippington House	126 Kippington Road	Kippington
Town		County	Post Code	Application date
				05/02/26
Listed building consent for window A.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T95V9IBK0LO00			

10	Plan Number 26/00152/MMA	Planning officer Summer Aucoin 25/02/2026	Town Councillor Cllr Daniell	Agent Js Designs (london) Limited
Case Officer				
Applicant		House Name	Road	Locality
Mrs S Spiers			52 The Rise	Kippington
Town		County	Post Code	Application date
				04/02/26
Amendment to 25/03509/NMA to allow revised roof profile for front garage extension to omit porch alterations.				

Planning Applications to be Considered

Planning Applications received to be considered on 16 February 2026

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T984Q0BKLAL00
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