

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 27 April 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/b7S9S0suqml>

Meeting commenced: 19:00

Meeting Concluded: 20:10

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

53 - APOLOGIES FOR ABSENCE

As above.

54 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

55 - DECLARATIONS OF INTEREST

None.

56 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 13th April 2026.

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

57 - ARRANGEMENTS FOR PROCESSING PLANNING CONSULTATIONS EXPIRING BEFORE NEXT COMMITTEE MEETING

Councillors received notice that all planning applications consulted upon between 21st April and 27th April 2026 would be processed under Chair's Action, due to the necessary

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scheduling of the Annual Council meeting on 11th May 2026 having caused the Planning & Environment Committee to fall outside of its usual biweekly timetable.

It was noted that applications would be allocated to Ward Councillors for their appraisal as usual, with their draft recommendations to be approved by both the Chair and the Town Clerk under executive powers, as per Standing Order 15.b.xv and in order to meet statutory deadlines. Approved comments would then be forwarded to the District Council and reported to the next Planning & Environment Committee.

58 - CURRENT & COMPLETED MATTERS REPORTS

- a) The Committee received and noted the Current Matters report, which summarises and provides any relevant updates on live projects of the Planning & Environment Committee.
- b) The Planning Committee Clerk drew Councillors' attention to Item 2 of the Current Matters report, which informed that a presentation had been scheduled for 18th May 2026 from Kent County Council Officer Jamie Watson, who would be providing the Planning & Environment Committee an update on the revised proposals for the Otford to Sevenoaks cycling route as well as compliance surveys for the 20mph scheme.
- c) The Committee received and agreed the Completed Matters report, which summarises concluded projects of the Planning & Environment Committee.

59 - KENT COUNTY COUNCIL DECISION ON CLAIMED FOOTPATH APPLICATION AT POUND LANE / DARTFORD ROAD

The Committee received notice that Kent County Council has confirmed its conclusion that a right of way on foot subsists along the claimed footpath between Pound Lane and Dartford Road A225.

The notice of decision and report was received and it was further noted that a formal Order would now be prepared for consultation by Kent County Council, to record the route as a footpath on its Definitive Map of Public Rights of Way.

60 - APPEALS

The Committee received notice that the following appeal had been ALLOWED and planning permission Granted by the Planning Inspector on 19th February 2026. It was noted that a separate application for costs had been refused.

- **6001410: 25/00285/MMA – 85 Bayham Road**

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61 - DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application had been discussed by Sevenoaks District Council's Development Management Committee on 23rd April 2026. It was noted that the application had previously been allocated to Cllr Ancrum and then subsequently to Cllr Clayton.

- **25/02939/FUL - 1 Holly Bush Lane**

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=T44Q2OBKJMU00>

c) Councillors received notice that Cllr Layne had been registered 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 or Vice Chair and with approval of the Chief Executive. This was due to the nomination being required before the next Planning & Environment Committee.

d) Cllr Clayton reported with disappointment that the Development Management Committee had approved the application, with planning permission having been Granted.

62 - TOWN CENTRE AND ST JOHNS HILL AREA MASTERPLANS

a) The Committee received and considered adopting the final Town Centre and St John's Hill Area Masterplans, as well as their corresponding Consultation Reports, as received from the Town Council's consultants and amended in response to consultation feedback.

b) The Planning Committee Clerk summarised initial comments from Officers, as outlined in the attached appendix. Councillors proposed the following further amendments:

- Page 17 of the Town Masterplan: Correction of Nicklaus Pevsner's quote that the southern end of the High Street "had more worthwhile buildings than in almost any other street in the *county*".
- Page 26 of both Masterplans: Amendment of the cycle lanes (Figure 2.11 in the Town Centre Masterplan and 2.10 in the St John's Hill Masterplan), to reflect the East to West cycling route's recent delivery and as per its final design.
- Page 12 of the St John's Hill Area Masterplan: To replace the plan shown in Figure 2.2 with one which replaces the damaged/missing section of the map – if possible.

c) Councillors expressed their pleasure to see the progression of the Masterplans, which had been a cumulation of consultative exercises and input from local residents and Residents' Associations, businesses, charities, clubs and societies. It was **RESOLVED** that the Masterplans and Consultation Reports be adopted, with the above amendments as well as those outlined in the attached appendix incorporated.

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d) On query as to what the next steps and influence of the Masterplans would be, the Planning Committee Clerk clarified that reference to their contents and role in guiding future development and improvements had been made in Policy SEV1 of the District Council's recently consulted upon draft Local Plan (Regulation 18). If carried forwards into the next draft, this would embed the Masterplans into locally adopted Planning Policy and help to influence local development and guide infrastructure improvements. They would also be adopted as an evidence base in the Town Council's next iteration of its Neighbourhood Development Plan, which is due to be reviewed in May 2028.

e) It was further stated that the Masterplans could help to support and secure funding opportunities for the delivery of the various improvements recommended – either via grant applications or legal Section 106 agreements made between the District Council and local housing developers, as part of their required infrastructure contributions.

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

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council between the two weeks ending 20th April 2026.

64 - PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the two weeks ending 21st April 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

65 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the Town Council's adoption of its Town Centre and St John's Hill Area Masterplans, thanking all who contributed towards their creation and reiterating their role in recommending supporting infrastructure to support the District Council's Local Plan. This to be circulated once the final versions reflecting the amendments requested under Minute Number 62b had been incorporated and were ready for publication.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Summary of Officer notes on the Town Centre and St John's Hill Area Masterplan Final Reports and Consultation Reports, as discussed and approved by the Planning & Environment Committee on 27th April 2026:

Town Centre Masterplan:

- All pages: To request the addition of the Town Council's logo
- Any references to feedback received in response to the Masterplan's public consultation to also recognise the input from key stakeholders, received during the Workshop and 1:1 Stakeholder meetings
- Page 6: Paragraph 3 mentions the impact of the Covid pandemic on shop vacancy levels and that Sevenoaks is well below national average. Recommend that STC request specific citing of Mike Reid's most recent Sevenoaks High Street shop occupancy/vacancy study versus national average.
- Page 7: Recommend "housing/business" be added to "potential sites" in paragraph 2, line 5 for clarity.
- Page 8: To request that the Town Council's commissioning of the Masterplans be clarified in paragraph 2.
- Pages 8, 9, 21, 23, 27, 32, 35, 40: Regarding stock images of cartoon people – while there is diversity in ages and abilities among the various cartoons, there isn't any diversity in race or ethnicity. Recommend STC request this be added.
- Page 11: Minor typo of "the" in paragraph 2, third to last sentence.
- Page 12: Second to last paragraph correction RE Knole ownership: Knole *Park* is owned and managed by Knole Estate, while Knole *House* is owned and managed by both Knole Estate and the National Trust.
- Page 14: Last paragraph – Recommend adding Knole Park's National Landscape and Green Belt designation in addition to it being noted as a SSSI.
- Page 20: Town Centre shop vacancy/occupancy statistics to be added
- Pages 35, 36 and 37, 48, 75: Recommend updating all references to the Former Farmers site, which has since had planning permission Granted by SDC's Development Management Committee, subject to agreement of a Section 106.
- Page 36: Recommend updating one of the images of 136 High Street with picture of what it looks like in situ, now that the hoarding has been removed.
- Page 37: Recommend clarifying that the Local Plan proposed site allocation of Land East of High Street is **draft** Local Plan.
- Page 39: Last paragraph – recommend adding mention of the 1:1 Stakeholder meetings, in addition to the Workshop events.
- Page 43: Typo of Kaleidoscope in bullet point 6 under "Strengthen the Cultural Offer"
- Page 49: First paragraph mentions separate Masterplanning processes for Land East of High Street and Sevenoaks Station – recommend clarifying that these are being undertaken by SDC.
- Page 61: Typo of "manoeuvre" in third sentence of third paragraph
- Page 75: Design guidance for Sevenoaks Station – recommend adding specific mention of ideal wayfinding location, as well as need to provide delivery drop-off parking as well as consider impact on Quarry Cottages and houses on Littledean Court, Morewood Close and Railway Cottages (as per STC response to recent Local Plan consultation)

- Page 77: Recommend adding images and reference under Public Art and Lighting, of Christmas Lights as well as Vine trees lit up.

Town Masterplan Consultation Report:

- All pages: To request the addition of the Town Council's logo
- Any references to feedback received in response to the Masterplan's public consultation to also recognise the input from key stakeholders, received during the Workshop and 1:1 Stakeholder meetings
- Page 2: Recommend adding in last paragraph why the public consultation was extended to last 3 months
- Page 4: Add Dawn Blee's representation of the Chamber of Commerce
- Pages 4, 5, 10, 22, 24, 28, 33, 36, 39: Regarding stock images of cartoon people – while there is diversity in ages and abilities among the various cartoons, there isn't any diversity in race or ethnicity. Recommend STC request this be added.
- Page 5: To request page references to the cited amendment to Principle 6 – with this principle applicable to all other instances where a particular feature is referenced either in the Masterplans or their Consultation Reports.
- Page 10: Second to last paragraph references public spaces but doesn't clarify that they don't exist yet and are proposed *within* the Masterplan
- Page 11: Typo in fifth sentence of first paragraph under "Findings" of *late* Roger Fitzgerald
- Page 12: To request page references to the cited alternative movement options under "Implications for the Masterplan" – with this principle applicable to all other instances where a particular feature is referenced either in the Masterplans or their Consultation Reports.

St John's Hill Area Masterplan:

- All pages: To request the addition of the Town Council's logo
- Any references to feedback received in response to the Masterplan's public consultation to also recognise the input from key stakeholders, received during the Workshop and 1:1 Stakeholder meetings
- Page 6: Typo in first sentence of second paragraph (**accelerated**)
- Page 8: To request that the Town Council's commissioning of the Masterplans be clarified in paragraph 2.
- Pages 8, 9, 18, 21, 23, 27, 35, 38: Regarding stock images of cartoon people – while there is diversity in ages and abilities among the various cartoons, there isn't any diversity in race or ethnicity. Recommend STC request this be added.
- Page 10: Annotation of Greatness Park needs correcting from 23 to 22, to match the Key
- Page 13: Typo correction of "were" to "was" in second sentence of second paragraph
- Page 19: Typo in fifth sentence of third paragraph – remove one of the "is"
- Page 22: Add reference to Hollybush Recreation ground, where leisure opportunities are provided

- Page 24: Second to last paragraph regarding 20mph and the Joint Transportation Board needs amending to clarify that the 20mph scheme wasn't "promoted" by the JTB. Recommended wording to state that the 20mph scheme was promoted and funded by the Town Council, and its design considered and signed-off by the JTB.
- Page 25: Typo in fourth paragraph, "a" needs to be removed after Sevenoaks Station.
- Page 33: Typos regarding the year that the parking beat survey was undertaken
- Page 35: The Consultation Report noted that feedback commented on the lack of note of the Old Meeting House and potential parking impact. Recommend adding reference to the planning application here, under current proposals: "It is noted that there is an ongoing planning application for a religious building at the Old Meeting House, and any future community use may require traffic and/or parking mitigation."
- Page 41: Recommend adding wayfinding to principle 6 (ways to create a people-focused public realm)
- Page 48: Recommend clarification be added to the Key, that the first three annotated locations are *proposed* in the Masterplan, and don't exist yet (new public spaces)
- Page 49: Recommend adding reference to the railway bridge between Bat & Ball Road that STC has been lobbying to be refurbished to allow movement of pushchairs and bikes, and designated as cycle route
- Page 53 and 54: Recommend reiterating that traffic/movement modelling or trials are recommended for all explored traffic options
- Page 60: Recommend adding the artist's image that STC commissioned, showing how flags could be utilised to create a cohesive shopfront and character area feel

St John's Hill Area Consultation Report:

- All pages: To request the addition of the Town Council's logo
- Any references to feedback received in response to the Masterplan's public consultation to also recognise the input from key stakeholders, received during the Workshop and 1:1 Stakeholder meetings
- Page 3: Recommend adding mention of the 1:1 Stakeholder meetings, in addition to the Workshop events.
- Pages 4, 5, 18, 20, 23, 24, 26, 28, 29: Regarding stock images of cartoon people – while there is diversity in ages and abilities among the various cartoons, there isn't any diversity in race or ethnicity. Recommend STC request this be added.
- Page 11: Typo in last sentence – figure numbers to be corrected (2.11 to 2.1 etc)
- Pages 12 and 16: Consultation dates shown on both pages are different – Officers to check which is correct and request that the dates be made consistent.
- Page 16: "Priorities prioritised" to be amended to "favoured" to avoid repetition
- Page 18: Last sentence in second paragraph reports of feedback that traffic flow shouldn't be displaced to surrounding residential streets. Recommend adding note of this in the corresponding Masterplan where traffic and transport modelling are recommended.
- Page 27: Third to last paragraph reports feedback of frustration that potential traffic and parking impact of the Old Meeting House isn't recognised. Recommend adding a note that potential future use of the building has now been referenced on page 35 (as per above recommendation for this to be added)

Planning Applications Considered

Applications considered on 27-4-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00355/MMA	Christopher Park 07/05/2026	Cllr Daniell	Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Lisauskas	Greenhills	12 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/04/26	
Amendment to 25/01030/FUL to alterations to building footprint with internal alterations. Revised garage roof with the addition of a clock turret. Addition of partial basement plant room under the garage. Alterations to the appearance of the garden room with the inclusion of pv panels. Alteration to patio area.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00542/HOUSE	Christopher Park 12/05/2026	Cllr Dr Canet	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr L Oprea		14 Bosville Drive	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/04/26	
Proposed Ancillary Annexe (Home Office).				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00562/HOUSE	Christopher Park 01/05/2026	Cllr Ancrum	Nadia Ledger Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M & E Armes		35 Vine Court Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/04/26	
Alterations to the front and side boundary treatments of the drive area with removal of existing timber boarded fences and replacement with brick facing wall and black metal railings. Widening of the driveway opening and of the associated vehicular access. Hard and soft landscaping works to the driveway area.				

Comment

Proposed from the Chair, with Cllr Ancrum's apologies:

Sevenoaks Town Council recommended refusal, unless the Conservation Officer is satisfied with the proposed hard landscaping in accordance with the National Planning Policy Framework requirements for the Conservation Area.

Informative:

The Town Council informed that any hard landscaping should be permeable to allow for adequate drainage of surface water, as per Sevenoaks Town Neighbourhood Plan Policy L2, and that the boundary materials used should also allow for wildlife movements such as hedgehogs in accordance with Policy L1.

Planning Applications Considered

Applications considered on 27-4-26

4	Plan Number 26/00568/HOUSE	Planning officer Abbey Aslett 29/04/2026	Town Councillor Cllr Wightman	Agent Mrs Polly-Anne De Luca
Applicant		House Name	Road	Locality
Mr T Russell		Seal Lodge	Seal Hollow Road	Wilderness
Town		County	Post Code	Application date
				08/04/26
Demolition of existing conservatory, sauna and shower room, and erection of a new extension with roof light. Alterations to fenestration on the ground floor. //Amended consultation letter received 14/04/2026 to amend the proposal description, as above.//				

Comment

Proposed from the Chair, with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval.

5	Plan Number 26/00584/HOUSE	Planning officer Summer Aucoin 01/05/2026	Town Councillor Cllr Layne	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr and Mrs MacGilp			14 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				10/04/26
Replacement of existing concrete interlocking roof tiles with grey natural slate finish				

Comment

Proposed by Cllr Clayton, with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is happy with the materials and slates chosen.

6	Plan Number 26/00595/FUL	Planning officer Summer Aucoin 30/04/2026	Town Councillor Cllr Willis	Agent EP Architects Ltd
Applicant		House Name	Road	Locality
Ms K Johnson			7 South Park	Town
Town		County	Post Code	Application date
				09/04/26
Conversion of three apartments back to a single residential dwelling. Internal & External alterations including second floor bay window extension. Removal of modern side addition and replacement with new second floor extension. Replacement of existing windows with timber sliding sash slim line double glazed windows to replicate the style of the existing. Alterations to fenestration. Roof light				

Comment

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

Planning Applications Considered

Applications considered on 27-4-26

7	Plan Number	Planning officer	Town Councillor	Agent
	26/00609/ADV	Summer Aucoin 30/04/2026	Cllr Willis	Mr Ray Robinson
Applicant		House Name	Road	Locality
Mountain Warehouse		Poundland	124A - 126 High Street	Town
Town		County	Post Code	Application date
				09/04/26
Fascia and projecting signs to front elevation.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the current design and size of the signage was considered to be overbearing within its setting within a Conservation Area and adjacent to listed buildings.

Informative:

The Town Council expressed its support of the Conservation Officer's appraisal and comments.

8	Plan Number	Planning officer	Town Councillor	Agent
	26/00637/HOUSE	Summer Aucoin 30/04/2026	Cllr Clayton	Level Architecture
Applicant		House Name	Road	Locality
Mrs P Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				09/04/26

Single storey rear and side extension with roof lights. New front porch. Ground floor internal alterations.

Comment

Sevenoaks Town Council recommended approval, unless the Planning Officer finds that the impact of light loss on No. 46 ground floor windows (at much lower level) is unacceptable or that the side part of the extension breaches the 45 degree rule.

9	Plan Number	Planning officer	Town Councillor	Agent
	26/00686/CONVAR	Abbey Aslett 06/05/2026	Cllr Skinner / Reallocated to Cllr	McLean Quinlan
Applicant		House Name	Road	Locality
Mr C Bal;		Maywood	49 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				14/04/26

Variation of conditions 2 (plans) and 6 (ASHP) relating to 24/02776/FUL (Erection of replacement dwellinghouse) with amendments of rooflights, solar panels, pergola, windows and gates and relocation of the bin storage and ASHP to now comply with MCS-020a for noise emittance. New external shutters and alterations to landscaping and drainage with underground soakway added.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied with the acoustic report for the heat pump.

Planning Applications Considered

Applications considered on 27-4-26

10	Plan Number	Planning officer	Town Councillor	Agent
	26/00690/HOUSE	Christopher Park 06/05/2026	Cllr Wightman	Kent Design Studio Limite
Applicant		House Name	Road	Locality
Bradford		Westcombe House	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				14/04/26
Removal of existing conservatory. Single storey extension to rear ground floor with extension to roof terrace over. New parapet wall to existing rear extension. Single storey extension to side of ground floor on existing terrace. Alterations to windows and fenestration. Alterations to form new open oak framed porch to front. Enlargement of existing second floor, along with new roof form, increasing overall height of this part, not taller than highest existing ridge. New roof lights in lieu of existing dormers. Associated external works. Solar panels.				

Comment

Proposed from the Chair, with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there are no overlooking issues and that the proposed materials and finishes are appropriate.

11	Plan Number	Planning officer	Town Councillor	Agent
	26/00699/HOUSE	Summer Aucoin 13/05/2026	Cllr Gustard	N/A
Applicant		House Name	Road	Locality
Mr J Blackmore			5 Chichester Drive	Kippington
Town		County	Post Code	Application date
				21/04/26
Demolition of existing rear conservatory and construction of a replacement conservatory/sunroom with insulated roof and roof lights. Formation of a new patio area and steps to the rear, with a stepped retaining wall.				

Comment

Proposed by Cllr Daniell, with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval.

12	Plan Number	Planning officer	Town Councillor	Agent
	26/00701/HOUSE	Zoe Dommett 08/05/2026	Cllr Camp	Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr and Mrs Killington		Springbank	Clock House Lane	St Johns
Town		County	Post Code	Application date
				16/04/26
Demolition of existing garage and erection of a single storey side extension with rooflights. Internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-4-26

13	<i>Plan Number</i> 26/00711/HOUSE	<i>Planning officer</i> Summer Aucoin 13/05/2026	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Miss Ball & Gallagher			1 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/26
Single storey rear extension with rooflights. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i> 26/00737/HOUSE	<i>Planning officer</i> Zoe Dommett 06/05/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Penfold Project Services
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yorke-Starkey			71 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/26
Erection of single storey extension with rooflights and new retaining wall and steps to top garden. Alterations to fenestration.				

Comment

Proposed by Cllr Daniell, with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i> 26/00757/HOUSE	<i>Planning officer</i> Zoe Dommett 07/05/2026	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Conway		Thornhill	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/26
Extension across all floors to the rear and side of the dwelling, including alterations to the roof line, installation of roof lights and dormer windows, internal alterations, alterations to fenestration, and installation of PV panels. Extension and alterations to the garage.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i> 26/00760/HOUSE	<i>Planning officer</i> Zoe Dommett 12/05/2026	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> Lucy Jayne Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Carter			21 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/26
Two storey rear/side extension with Juliet balcony. New Porch, rooflights, extend patio area and reposition of fence and gate.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there are no issues of overlooking.

Planning Applications Considered

Applications considered on 27-4-26

17	Plan Number	Planning officer	Town Councillor	Agent
	26/00834/ADV	Ashley Bidwell 13/05/2026	Cllr Michaelides	Tesco Business Solutions
Applicant		House Name	Road	Locality
Tesco PLC (Mr B Train)			136B High Street	Town
Town		County	Post Code	Application date
				21/04/26
Proposal to install 1x fascia, 1x store directory (vinyl), 9x vinyls				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that the obscuring of all windows on the Northern elevation was considered to be:

- Overbearing,
- Harmful to the High Street Conservation Area,
- An inappropriate loss of public safety benefits caused by the removal of active frontage and passive surveillance features,
- Out of keeping with the high quality and improved pedestrian link envisioned for Chandler's Walk as part of the proposed Cultural Quarter - as per Objective Thirteen and Policy COM2, and as shown in the Policy Plan Figure 4.5 of the Sevenoaks Town Neighbourhood Plan.

18	Plan Number	Planning officer	Town Councillor	Agent
	26/00930/MMA	Abbey Aslett 13/05/2026	Cllr Daniell	G D Architects Limited
Applicant		House Name	Road	Locality
Mr N & Mrs S Browner			91 Weald Road	Kippington
Town		County	Post Code	Application date
				21/04/26
Amendment to 24/02698/HOUSE to alter the external finishing materials.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the materials to be used are in keeping with the character of the road.