



Tuesday, 12 May 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 18th May 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/am_ZuINnRA8 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](#).

Responsible Finance Officer / Deputy 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 – Deputy Mayor
Cllr Tony Clayton	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 – 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

Prior to the commencement of the meeting, there will be two short presentations from Kent County Council on the following topics. The presentations will run for 15-20 minutes each, inclusive of any questions of the presenter received from Committee Members:

- **Monitoring and compliance of the 2024 Sevenoaks Town 20mph scheme,**
- **Progress and designs for the Otford to Sevenoaks walking and cycling route, as produced by a Working Group of Sevenoaks District Council's Joint Transportation Board**

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 7-19) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 27th April 2026.
5	LONGSPRING WOOD - NOTICE OF PRIVATE OWNER'S INTENTION TO SELL THE REMAINING PARCEL (Pages 21-24) a) To receive copy of a formal notification that the remaining parcel of Longspring Wood, which was registered by Sevenoaks Town Council as an Asset of Community Value in 2023, and which did <i>not</i> form part of the land purchased by the Town Council in 2024, is now intended for sale by the private landowner. b) To receive notice and accompanying background report that the Town Council has submitted an Intention to Bid on the remaining parcel of ancient woodland, with note that any subsequent decision to <i>purchase</i> or submit a bid for the land will need to be made via a formal Town Council meeting.

6	APPEAL SUBMISSION - 1C WICKENDEN ROAD (Pages 25-26) a) To receive notice of the submission of the following appeal: • 6007698: 25/03503/CONVAR – 1C Wickenden Road 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 May 2026. INFORMATIVE: On 19th January 2026, Sevenoaks Town Council recommended refusal on the following grounds: - Use of grey tiles would be out of keeping with the other half of the terrace containing No. 1C - Red tiles are identified in the local Residential Character Area Assessment as a unifying feature, therefore using grey for this house would harm the street scene. 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=summary&keyVal=TCKE84BK0MR00
7	APPEAL DECISIONS (Pages 27-39) To receive notice of decisions on the following appeals: • 6001878: 25/01801/FUL - 14 Silk Mills Close: Appeal DISMISSED and planning permission Refused by the Planning Inspector on 28th April 2026 (Pages 27-30) • 6002118: 25/00822/FUL - Land Adjacent to 95-107 Bradbourne Road: Appeal DISMISSED and planning permission Refused by the Planning Inspector on 6th May 2026 (Pages 31-35) • 6002632: 25/00104/FUL - Greensands, Oak Lane: Appeal DISMISSED and planning permission Refused by the Planning Inspector on 8th May 2026 (Pages 36-39)
8	DEVELOPMENT MANAGEMENT COMMITTEE - LAND REAR OF 26 ST JAMES ROAD (Pages 41-47) a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 21st May 2026. This was previously allocated to Cllr Dr Dixon. • 25/00978/FUL - Land Rear of 26 St James Road INFORMATIVE: On 6th May 2025, and subsequently on amended versions on 18th July, 22nd

	September, 6th October, 22nd December 2025 and 2nd March 2026, Sevenoaks Town Council recommended refusal on the grounds that the proposed development would be cramped and overdeveloped, particularly at three storeys. 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=SU3LY6BKFLU00 c) To nominate a St John's Ward Councillor to attend the meeting, if deemed appropriate.
9	DEVELOPMENT MANAGEMENT COMMITTEE - CHENIES, 84 OAKHILL ROAD (Pages 49-50) a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 21st May 2026. This was previously allocated to Cllr Daniell. • 25/03547/HOUSE - Chenies, 84 Oakhill Road INFORMATIVE: On 2nd February 2026, and subsequently on an amended version on 30th March 2026, Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials used. 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=T7J0VWBKKU800 c) To nominate a Kippington Ward Councillor to attend the meeting, if deemed appropriate.
10	STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES (Pages 51-61) a) To receive notice of new addresses for the three new dwellings being converted at Sevenoaks Business Centre, 15 Lime Tree Walk, which have been renamed 15, 15A and 15B Lime Tree Walk. (Pages 51-53) b) To receive notice of new addresses allocated to the remaining units due to be delivered on the site of 6-10B Victoria Road, which have been renamed 10A Victoria Road and Flats 1-5 10B Victoria Road. (Pages 54-61)
11	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 63-64) To receive and note decisions made by Sevenoaks District Council on applications

	commented on by Sevenoaks Town Council, between the three weeks ending 11th May 2026.
12	PLANS COMMENTED ON UNDER CHAIR'S ACTION (Pages 65-66) To receive and note comments made on planning applications considered under Chair's Action, submitted to Sevenoaks District Council in order to meet Statutory response deadlines where they could not be met via Committee.
13	PLANNING APPLICATIONS (Pages 67-73) 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 three weeks ending 11th May 2026.
14	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

[Page deliberately left blank]

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

Sevenoaks Town Council

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**

Sevenoaks Town Council

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.

Sevenoaks Town Council

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	Plan Number	Planning officer	Town Councillor	Agent
	26/00355/MMA	Christopher Park 07/05/2026	Cllr Daniell	Offset Architects
Applicant	House Name	Road	Locality	
Mr & Mrs Lissauskas	Greenhills	12 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			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	Plan Number	Planning officer	Town Councillor	Agent
	26/00542/HOUSE	Christopher Park 12/05/2026	Cllr Dr Canet	N/A
Applicant	House Name	Road	Locality	
Mr L Oprea		14 Bosville Drive	Northern	
Town	County	Post Code	Application date	
			20/04/26	

Proposed Ancillary Annexe (Home Office).

Comment

Sevenoaks Town Council recommended approval.

3	Plan Number	Planning officer	Town Councillor	Agent
	26/00562/HOUSE	Christopher Park 01/05/2026	Cllr Ancrum	Nadia Ledger Architects
Applicant	House Name	Road	Locality	
M & E Armes		35 Vine Court Road	Eastern	
Town	County	Post Code	Application date	
			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	Plan Number 26/00711/HOUSE	Planning officer Summer Aucoin 13/05/2026	Town Councillor Cllr Dr Canet	Agent Harringtons 2006
Applicant		House Name	Road	Locality
Mr & Miss Ball & Gallagher			1 Lake View Road	Northern
Town		County	Post Code	Application date
				21/04/26
Single storey rear extension with rooflights. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

14	Plan Number 26/00737/HOUSE	Planning officer Zoe Dommett 06/05/2026	Town Councillor Cllr Gustard	Agent Penfold Project Services
Applicant		House Name	Road	Locality
Mr & Mrs Yorke-Starkey			71 Brittain Lane	Kippington
Town		County	Post Code	Application date
				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	Plan Number 26/00757/HOUSE	Planning officer Zoe Dommett 07/05/2026	Town Councillor Cllr Daniell	Agent Offset Architects
Applicant		House Name	Road	Locality
Mr and Mrs Conway		Thornhill	Oak Lane	Kippington
Town		County	Post Code	Application date
				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	Plan Number 26/00760/HOUSE	Planning officer Zoe Dommett 12/05/2026	Town Councillor Cllr Shea	Agent Lucy Jayne Design
Applicant		House Name	Road	Locality
Mr & Mrs Carter			21 Betenson Avenue	Northern
Town		County	Post Code	Application date
				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.

[Page deliberately left blank]



Georgie Elliston
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
TN13 3QG

Tel No: 01732 227000
Ask for: Sarah Godman
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB 088: Longspring Wood, Oak Lane, Fig Street, Sevenoaks
Your Ref:
Date: 5th May 2026

Dear Georgie

I am writing to inform you that on 29th April 2026, Sevenoaks District Council received a notification from the owner of Longspring Wood (Title Number K68734 on attached plan), Oak Lane, that they intend to sell the asset.

If any community group with a connection to the area wishes to submit an intention to bid for the asset they must do so before the expiry of the initial 6 week moratorium period on 10th June 2026. The intention to bid must be in writing; a template for this is available on our website: www.sevenoaks.gov.uk/righttobid. The intention to be bid can be submitted by email or by post.

If we receive an intention to bid the owner of the asset will be required to delay the sale until 29th October 2026. This full moratorium period is provided for in legislation to allow community groups sufficient time to develop the plans and resources to bid on the asset on the open market.

The legislation does allow for the owner of an Asset of Community Value to sell to any community group that submits an intention to bid prior to this date. However, this is entirely at the owner's discretion.

If no intentions to bid are received from community groups the owner will be free to sell their asset at any time after 10th June 2026.

By informing Sevenoaks District Council of their intention to sell the asset, the owners have a protected period of up to 18 months, ending on 29th October 2027, in which they are able to sell the asset before they are obliged to submit a new notification of their intention to sell to the Council.

continued over.....

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk

INVESTORS IN PEOPLE®
We invest in people Platinum

The Council will arrange for a public notice to appear in the Chronicle, as required by legislation.

If you have any questions, or would like any further information about the disposal of assets of community value please visit www.sevenoaks.gov.uk/righttobid or contact the Council on the details set out above.

Kind regards

S Godman

Sarah Godman
Transformation & Strategy
Sevenoaks District Council

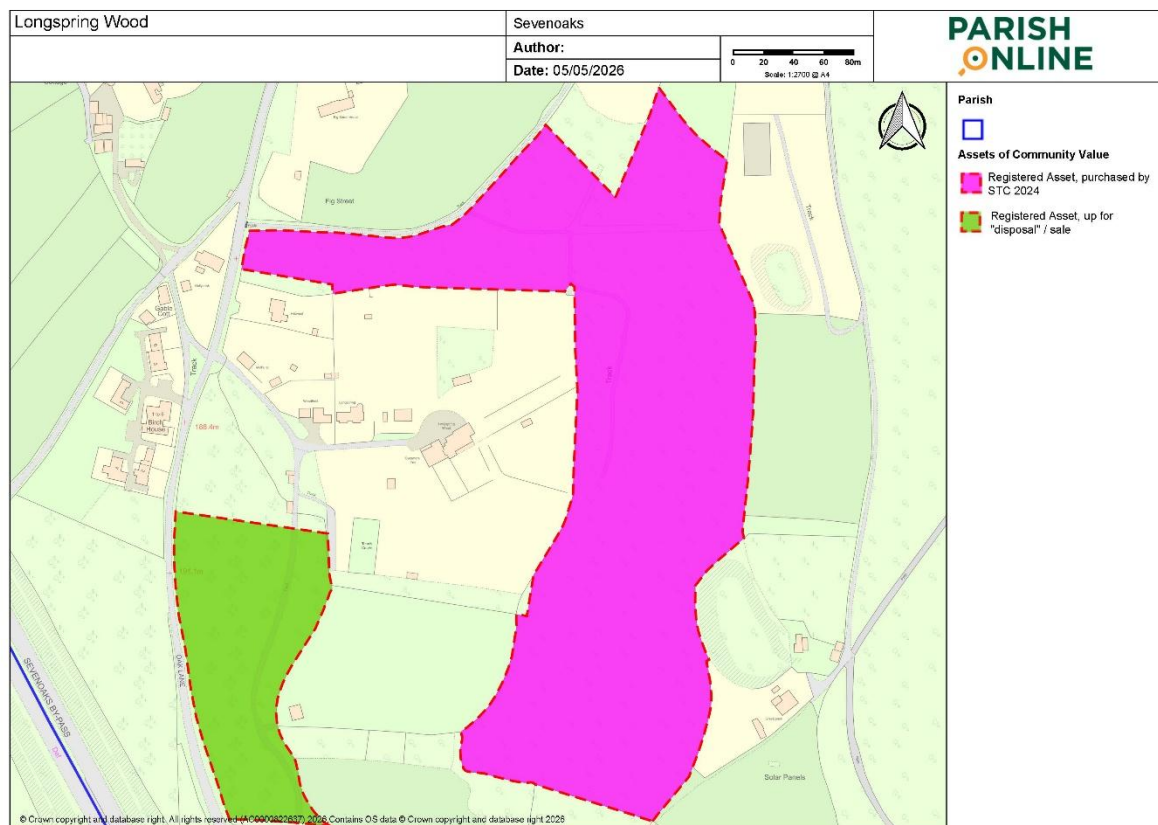
Agenda Item 5

Longspring Wood – Notice of private owner’s intention to sell the remaining parcel

Background:

Sevenoaks Town Council nominated the following **two** parcels of land, collectively known as Longspring Wood, under a single Asset of Community Value listing in September 2023.

The larger parcel of land, on the right of the below plan and shaded pink, was subsequently purchased in 2024 by the Town Council, following receipt of notice from the owner of their intent to tell it. This process included a significant fundraising campaign which saw over £100,000 donated by local residents and matched by the Town Council, to secure its protection. **The sale did not include the smaller parcel, to the left of the plan and shaded green, which remained in private ownership.**



This second parcel has now (29th April 2026) received a similar notice of the landowner’s intent to sell, and will therefore undergo the same process as before; being publication by Sevenoaks District Council of the owner’s intent to sell, 6 week moratorium period which delays any publication on the open market, 6 month further moratorium period if a community group submits an Intention to Bid, and then either sale to a community group or listing on the open market on its conclusion.

In line with the previous resolution of the Town Council on 11th December 2023, and as per its Green Community Investment Plan (Section 5.9), Sevenoaks Town Council formally submitted

its Intention to Bid on the remainder parcel of Longspring Wood to Sevenoaks District Council on Tuesday 5th May 2026.

This was accompanied by a request for clarification as to whether:

- a) The recent replacement of the Community Right to Bid to the newer Community Right to Buy* legislation applies to this notification,
- b) What the implications of the above are, if applicable, and
- c) If the landowner has provided any indication of their proposed sale price.

An independent valuation for the land has also been requested by the Town Council, to be produced by the same company which provided the Town Council's valuations for its proposed Community Asset Transfers.

***Officer note:** The Community Right to Buy replaced the Community Right to Bid on 29th April 2026. A report providing a summary of what this new legislation comprises, as well as how it will affect both the Town Council and its previous/future Community Asset nominations will be provided at a future Planning & Environment Committee.

[Locality has published initial guidance](#), however it is important for Councillors to note that, while the terms "Right to Buy" and "first right of refusal" imply that the owner will be obligated to sell to community groups submitting a bid, **they does not appear to be accompanied yet by any compulsory purchase or sale requirements**. On initial examination by Town Council Officers, the change is interpreted more as improving the *existing* opportunity granted to community groups (by expanding the definition of what a community asset is, and by extending the second moratorium period), as opposed to strengthening their "right" to buy.



Parish Council

Tel: 01732 227000 Option 3
 Ask for: Christopher Park
 My ref: 26/00015/RFCO
 Date: 22nd April 2026

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	Mr Neil Gordon		
Site:	1C Wickenden Road Sevenoaks Kent TN13 3PJ		
Nature:	Variation of condition 3 (materials) 25/01916/HOUSE to Demolition of garage and one chimney. Part single/part two storey side extension, part single/part two storey rear extension, single storey front extension and repositioning of front door, internal alterations and new permeable resin driveway. Addition of rear high retaining wall and associated hard landscaping. Alterations to fenestration and installation of rooflights. with amendment to change the roof tiles to smooth grey Double Roman concrete roof tiles with smooth grey half-round concrete ridge tiles.		
SDC Ref:	26/00015/RFCO	Planning Inspectorate Ref:	6007698
Start Date:	15th April 2026		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning condition 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 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 **6007698**. Comments should be submitted by **20th May 2026**.

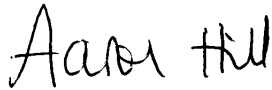
Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. Any representations you submit to the Planning Inspectorate will be copied to the appellant and this

local planning authority. If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

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,

A handwritten signature in black ink, appearing to read 'Aaron Hill'.

Aaron Hill
South Team Manager



Appeal Decision

Site visit made on 30 March 2026

by P Terceiro BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th April 2026

Appeal Ref: 6001878

14 Silk Mills Close, Sevenoaks, Kent TN14 5AZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Winsford Property Development 3 Ltd against the decision of Sevenoaks District Council.
 - The application Ref is 25/01801/FUL.
 - The development proposed is the erection of a detached dwelling and a car port containing a self-contained dwelling above, as well as other associated works necessary to facilitate development.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The description of development provided in the appeal form is different to that in the planning application form. Since neither main party has provided written confirmation that a revised description of development has been agreed, I have used the one given on the planning application form in the banner heading above.
3. The Council consulted on its Regulation 18 Local Plan in late 2025. Given the early stage of plan preparation, it attracts very limited weight in my consideration of this appeal.

Main Issues

4. The main issues are:
 - the effect of the proposed development on the character and appearance of the area;
 - whether the proposed development would provide satisfactory living conditions for future occupiers, with regard to outlook; and
 - the effect of the proposed development on the living conditions of the occupiers of neighbouring properties, with reference to privacy and outlook.

Reasons

Character and appearance

5. The site lies at the end of Silk Mills Close, a predominantly residential cul-de-sac. It includes a two-storey end-of-terrace dwelling with a shallow frontage, associated garden space and an open parcel of land located opposite the dwelling. This land

is largely laid to grass and vegetation and therefore provides a sense of space to the street scene.

6. The Sevenoaks Residential Character Area Assessment Supplementary Planning Document 2021 sets out that Silk Mills Close is characterised by short terraces which are set perpendicular to each other and overlook landscaped parking areas. The area has a cohesive character created by the similar scale and consistent design and materials of the dwellings. Albeit subtle, the row of terraces that the site belongs to has a staggered building line, while the height of the dwellings steps down towards the end of the cul-de-sac.
7. The appeal scheme seeks to construct a detached dwelling on the side garden of 14 Silk Mills Close (No 14). It would therefore introduce a type of dwelling that would not be typical of the street scene. Moreover, due to its siting further forward than No 14, the new dwelling would project beyond the prevailing building line on the street and appear conspicuous. While the new dwelling would remain at two-storey with roof accommodation, it would be taller than No 14, thereby disrupting the existing pattern of building height along the terrace and further emphasising its presence with the street scene. Consequently, the dwelling would result in an incongruous termination to the street scene that would clash with the existing terraces and harm its cohesive character.
8. The proposed development further comprises the construction of a detached car barn with a flat above. Despite its height, due to its substantial footprint, scale and mass it would be a large structure that would not form a subservient addition to the street scene. Further, the siting of this building would erode the spaciousness of the vegetated parcel of land and appear cramped. While its design would reflect the wider context, including the design of the properties within Greatness Mill Court, the introduction of a building in this location would be inconsistent with the established layout of development within Silk Mills Close, which comprises buildings on the opposite side of the road only.
9. Overall, the resultant residential built form would be a dominant and intrusive form of development at the end of the cul-de-sac, which would feel unduly intensive and harm the sense of spaciousness, as well as the existing pattern of development. As such, the development would fail to integrate into its local context. The use of appropriate external materials would not overcome this harm.
10. Thus, the proposal would have a harmful effect on the character and appearance of the area. It would be contrary to Policy SP1 of the Local Development Framework Core Strategy Development Plan Document 2011 (CS), Policy EN1 of the Allocations and Development Management Plan 2015 (ADMP), and Policy C4 of the Sevenoaks Town Neighbourhood Plan 2020-2038 (2023) (NP). Amongst other things, these policies support new development that is designed to a high quality and responds to the distinctive local character of the area in which it is situated.

Living conditions – future occupiers

11. The proposed dwelling would have windows serving habitable rooms that would face the car barn. The buildings would be sited in an angled position, but given the proximity between them, due to the bulk and mass of the car barn, it would appear unduly conspicuous in views from the front windows on the dwelling. While bedroom 4 within the roof space would only be served by rooflights and have a

limited outlook, this is a common design solution for rooms within a roof space which would be acceptable. However, overall, the proposal would create a poor outlook for the future residents of the dwelling because of the uncomfortably close relationship with the car barn.

12. Bedroom 2 within the proposed flat would rely on rooflights to provide outlook for occupiers. While the rooflights would ensure this bedroom would receive adequate light, their position within the angled roof slope and internal height from the finished floor level, with views skyward, would not provide suitable levels of outlook, resulting in unacceptably oppressive conditions for future occupiers. While it would not be necessary to provide these rooflights in obscure glazing because of their position within the roof, this would not render the outlook from these rooflights acceptable.
13. Thus, the proposed development would fail to provide satisfactory living conditions for future occupiers with regard to outlook, contrary to ADMP Policy EN2. Amongst other things, this policy supports development that provides adequate residential amenities for future occupiers.

Living conditions – neighbours

14. The proposal would result in the introduction of a large car barn opposite the front elevations of No 14 and of 12 Silk Mills Close (No 12). The front windows within these properties overlook the landscaped parking areas on the opposite side of the road with the buildings within Greatness Mill Court beyond. Silk Mills Close is a relatively narrow cul-de-sac and therefore Nos 12 and 14 would have direct aspect over this element of the proposed development.
15. Due to the narrow nature of this road and the proximity between these buildings, including Nos 12 and 14's front facing windows serving habitable rooms, these occupiers would have direct vantage over the bulk and mass of the car barn. This building would therefore appear conspicuous in views out of the front windows at Nos 12 and 14 and harm the outlook for the occupiers of these properties. The use of appropriate materials and provision of soft-landscaping would not offset the harm on the outlook of these neighbours created by the amount and proximity of the built form.
16. The daylight and sunlight received by the neighbouring properties would be maintained to an acceptable standard. Given the angled relationship and gap between the car barn and 10 Silk Mills Close (No 10), the proposal would not have a significant effect on the outlook from the front windows within this dwelling. Further, the angle and internal height of the rooflights within the car barn would ensure an adequate protection of the privacy of adjoining neighbours. However, this would not offset the harm in relation to the outlook of the residents at Nos 12 and 14.
17. Consequently, the proposal would have a harmful effect on the living conditions of the occupiers of Nos 12 and 14, with reference to outlook, in conflict with ADMP Policy EN2. Amongst other things, this policy supports development that provides adequate residential amenities for existing occupiers.

Other Matters

18. The Council has previously granted planning permission¹ for the construction of a new dwelling within the site. However, this pertained to a terraced dwelling and therefore would not provide justification for the proposed development, which would be harmful in its own right.
19. While the site could become unkept and subject to some antisocial behaviour which may require address, I remain to be convinced that the appeal scheme is the only means to ensure that this would not be the case. As such, this has limited influence on this appeal.

Planning Balance

20. The Council accept they cannot demonstrate a five-year supply of deliverable housing sites, which is not disputed by the appellant. In such circumstances, paragraph 11 d) ii of the National Planning Policy Framework (the Framework) states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
21. The appeal scheme would be acceptable in relation to matters including highway safety and drainage. However, these are neutral factors that neither weigh for or against the development.
22. In terms of benefits, the proposed development would deliver two additional dwellings in an accessible location to contribute to the housing stock within the Borough. Additionally, the proposal would logically reduce the pressure for development in the Green Belt. There would be some economic benefits accrued from the construction process, as well as longer term expenditure in the local economy. Biodiversity enhancements would be delivered. However, given the small number of units proposed, these benefits taken together attract moderate weight in favour of the appeal scheme.
23. While the Framework strongly promotes the effective use of land and the provision of housing on underutilised land, that is not at the expense of good quality design nor of the standard of amenity for existing and future users. Therefore, the conflict between the proposal and CS Policy SP1, ADMP Policies EN1 and EN2 and NP Policy C4 should be given significant weight in this appeal.
24. Thus, the adverse impacts of the proposal significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. As a result, the presumption in favour of sustainable development does not apply.

Conclusion

25. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above the appeal is dismissed.

P Terceiro INSPECTOR

¹ LPA Ref 07/01262/FUL



Appeal Decision

Site visit made on 17 March 2026

by **Barry John Lomax MPLAN (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 6th May 2026

Appeal Ref: 6002118

Land Adjacent to 95-107 Bradbourne Road, Sevenoaks TN13 3QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Michael Wakefield against the decision of Sevenoaks District Council.
 - The application Ref is 25/00822/FUL.
 - The development proposed was originally described as erection of two 1-bedroom dwellings.
-

Decision

1. The appeal is dismissed.

Preliminary matters

2. The application form originally described the proposed development as “erection of two 1-bedroom dwellings.” At some point during the application stage, Sevenoaks District Council (the Council) amended this to “erection of two 1-bedroom dwellings. Parking.” No evidence has been provided by either party to show that the applicant agreed to this revised description to include reference to parking. However, as the amended wording more accurately reflects the development for which permission is sought, and as it does not fundamentally alter the nature of the proposal under appeal, I am satisfied that no party would be prejudiced by my use of it. I have determined the appeal on that basis.
3. The Council has brought to my attention a dismissed appeal¹ from December 2016, for the redevelopment of land adjacent to 83-107 Bradbourne Road, for the erection of 6 lock-up garages. I have had regard to this appeal decision only in so far as it is relevant to my assessment of the main issues in this appeal.

Main Issue(s)

4. The main issues are:
 - The effect of the development on arboricultural and ecological interests, and
 - the effect of the development on the character and appearance of the area.

Reasons

Arboriculture interests

5. The site comprises a narrow, linear parcel of land that forms a landscaped buffer between 99c to 107 Bradbourne Road, a small cul-de-sac of approximately eight properties, and the adjacent railway line.

¹ APP/G2245/W/16/3158551 – dismissed 22 December 2016

6. The application form confirms the presence of trees and hedges both within the site and on adjoining land. However, the submission is not supported by a detailed assessment of their condition, nor any analysis of the potential impacts of the proposed development upon these features. In addition, no information has been supplied regarding which trees and hedges are intended to be retained, or the protective measures that would be required to ensure their safeguarding during construction.
7. The Preliminary Ecological Appraisal (PEA) dated March 2025 (PEA) provides limited information about the trees and hedges. It identifies 3 mature trees on the site (T1–T3), two sycamores (T1 and T3) and one pine (T2). It also confirms that the site contains two cherry laurel hedges.
8. The landscaping on and adjoining the site makes a positive contribution to the character and appearance of the locality by softening the hard edge of the railway line and reinforcing the sense of seclusion and the verdant qualities that define the immediate surroundings.
9. I note the concerns raised by Council's Senior Arboriculture and Landscape Officer (the Arb Officer) and the advice provided by Kent County Council's Ecological Advice Service (the Ecologist) at the application stage. The Arb Officer concludes that in absence of an arboricultural survey and impact assessment it is not possible to fully understand the implications of the proposed development on the trees and hedges, and similarly, the Ecologist expresses concern that, given the proximity of the development footprint to trees, their successful retention may not be achievable.
10. Although the appellant suggests that arboricultural survey work could be secured by a pre-commencement condition, the information sought is fundamental to understanding the value and constraints of the existing trees and hedges. Without it, the effects of the development on these features, and the extent to which their loss could be avoided, cannot be properly assessed and understood.
11. As such, in the absence of this information, the effects of the proposed development on these features, and consequently its impact on the character and appearance of the area, cannot be properly understood.
12. The proposed development does include replacement planting along with other landscaping features including a living wall, however, without a clear understanding of the potential impacts of the proposed development on the existing landscaping, the value of that planting and other landscaping cannot be meaningfully assessed. While new planting may offset some losses, the scale and significance of any loss and the consequential impact on the character and appearance of the area remains unknown.
13. Accordingly, given the limited evidence before me, I cannot determine with confidence how or if the development would adversely affect trees and hedges, nor the likely magnitude of any such impact. As such, it follows that I am unable to conclude whether suitable mitigation measures could be secured to protect the character and appearance of the area. The proposed development is therefore contrary to Policy EN1 of the Allocations and Development Management Plan - Sevenoaks District Council, 2015 (the ADMP), which insofar as it is relevant requires development to respect the character of the site and its surroundings, to sensitively integrate existing natural features, and to retain green infrastructure

where its loss would result in an unacceptable impact on the character of the area, and would also conflict with Policies C4 and L4 of the Sevenoaks Town Neighbourhood Plan 2038 (the NP), which together require high-quality design that responds to local character and ensures the retention and protection of trees and hedges wherever feasible.

Ecological interests

14. The submitted PEA identifies tree T3 as having potential roost features for multiple bats (PRF-M). The PEA further confirms if T3 would be affected by the proposed development whether by felling or by illumination by artificial lighting further bat survey work would be required.
15. While a planning condition restricting artificial lighting could be imposed, for the reasons covered above the potential impact of the development on tree T3 is unknown and a planning condition requiring the tree to be retained and protected during construction could not be imposed given the absence of reasonable certainty that such a condition could be complied with.
16. As such, further bat survey work would likely to be required if the appeal were to be allowed. I note the appellant's suggestion that such survey work could be secured by way of a pre-commencement.
17. However, paragraph 99 of Circular 06/2005 Biodiversity and Geological conservation – Statutory obligations and their impact within the planning system advises that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."
18. Accordingly, following a precautionary approach, based on the limited evidence before me I am not able to satisfactorily conclude that the proposed development would not have a detrimental impact on Bats in conflict with Policy SP11 of the Sevenoaks District Council Core Strategy 2011 (the Core Strategy), which seeks to conserve biodiversity across the council area and ensure no net loss.

Character and Appearance

19. The appeal site makes a positive contribution to the character and appearance of the area by providing a soft edge to the urban environment and by providing soft and natural screening to the railway line.
20. The properties immediately surrounding the appeal site sit within spacious plots, set back from the road, with front gardens and parking areas serving each dwelling. This arrangement establishes a distinctly open character and appearance in the immediate locality.
21. To the northeast of the appeal site, as you approach the main road, a cluster of garages noticeably reduces the sense of openness, introducing a more urban and less verdant character. This contrasts sharply with the greener, more spacious qualities that define the appeal site.

22. The proposed development would remove the existing soft landscaping that currently screens the site and would introduce built form directly onto the back edge of the road. This would substantially diminish and harm the site's verdant and open qualities, and although new planting and landscaping is proposed, it would not fully soften the visual impact of the development or compensate for the resulting loss of openness.
23. Accordingly, the proposed development would harm the character and appearance of the area contrary Policy EN1 of the ADMP, which insofar as it is relevant requires development to respect the character of the site and its surroundings, and would also conflict with Policies C4 of the NP, which requires high-quality design that responds to local character.

Other Matters

24. A number of additional matters have been raised by interested parties. These include the potential effects of the proposed development on the living conditions of neighbouring occupiers and future residents, particularly in respect of privacy and noise from the adjacent railway. Based on the evidence before me, including the submitted noise impact assessment, I am satisfied that, subject to the Council's suggested conditions, the scheme could provide acceptable living conditions for future occupants. Furthermore, given the separation distances between the proposed development and neighbouring properties, I conclude that the privacy of existing occupiers of neighbouring properties would not be unacceptably harmed.
25. Concerns have also been raised regarding access arrangements, particularly in respect of emergency vehicle access. The scheme would reduce the width of the access road to around 3.3 m, which falls below the 3.7 m highlighted by Kent Fire and Rescue (KFR) in their representation at the application stage. However, I note the Council's evidence that the existing garages at the entrance to Bradbourne Road already narrow the carriageway to between approximately 3 m and 3.3 m. While KFR highlight their preferred standards, they do not object to the proposed development. In light of this, together with the controls available through the building regulations regime and the existing constraints on the road, I am satisfied that acceptable access, including for emergency vehicles, would be maintained.
26. Concerns have also been raised regarding the proximity of the appeal site to operational railway land. However, subject to the appellant securing the necessary agreements with Network, I am satisfied that the development could proceed acceptably in this respect.
27. Further concerns have been raised with regard to the presence of a telegraph pole within the site and the implications of the development for this infrastructure. I have no evidence before me to indicate that, if permission were granted, an appropriate solution or replacement could not be achieved.

Planning Balance

28. I have determined that the proposed development would result in unacceptable harm to the character and appearance of the area, to ecological interests, and to trees and hedges. I further find that such harm could not be mitigated through the use of planning conditions. It follows that the proposed development is in conflict with the development plan when considered as a whole.

29. The Council has confirmed that it is unable to demonstrate a five-year supply of deliverable housing sites (5YS), however, no information has been submitted quantifying the shortfall. Notwithstanding, given the failure to demonstrate a 5YS, paragraph 11d of the National Planning Policy Framework (the Framework) is relevant.
30. Paragraph 11d of the Framework advises that planning permission should be granted unless i) the application of policies in the Framework that protect areas of assets of particular importance provides a strong reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable location, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
31. The appeal site does not fall within any area subject to specific protective policies set out in the Framework. The delivery of two dwellings at a time of housing undersupply is a benefit of substantial weight, and the social and economic benefits also weigh in favour of the scheme. However, the harms arising from the development, including to the character and appearance of the area, to trees and hedges, and to bats, are considerable. Taken together, I conclude that these adverse impacts would significantly and demonstrably outweigh the benefits.

Conclusion

32. Accordingly, the proposed development would be contrary to the development plan when taken as a whole, and no material considerations including the Framework indicate that a decision should be made other than in accordance with it.
33. For the reasons given, the appeal is dismissed.

Barry John Lomax

INSPECTOR



Appeal Decision

Site visit made on 30 March 2026

by **P Terceiro BSc MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 8th May 2026

Appeal Ref: 6002632

Greensands, Oak Lane, Sevenoaks, Kent TN13 1UH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Gould (XLX Sevenoaks Ltd) against the decision of Sevenoaks District Council.
 - The application Ref is 25/00104/FUL.
 - The development proposed is the demolition of existing care home and construction of an 8 flat residential building.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. Additional plans were submitted to the Council during the course of the planning application. I confirmed the list of plans on which the Council made its decision and I have determined the appeal based on these plans.
3. The Council has recently consulted on its Regulation 18 Local Plan. Given the early stage of plan preparation, it attracts very limited weight in my consideration of this appeal.

Main Issues

4. The main issues are the effect of the proposed development on the:
 - character and appearance of the area; and
 - living conditions of the occupiers of adjoining properties, in particular 19 White Friars and White Friars Lodge, with reference to outlook and privacy.

Reasons

Character and appearance

5. Greensands is a detached building that sits within a generous plot of land and was last occupied as a care home. The building, which includes tall, ornamental chimneys, has been enlarged in the past with various extensions which are arranged around a central three-storey gable and assist in breaking up its overall mass. The roof of the building includes pitches and gables. The building, which sits in an angled position towards the road, is set-back from Oak Lane and is located on higher ground than this road. The site's front boundary treatment includes a low height wall and vegetation.

6. Oak Lane, in this location, is broadly characterised by large, detached dwellings of varying designs that sit within generous plots. Typically, the dwellings have gables and hipped roofs, and the external materials include brick and tiles. The dwellings are normally set back from the road with gardens and parking to the road frontage. The dwellings have a limited presence in the street scene. The verdant frontages provide a leafy and attractive setting for the buildings and provide the area with an informal and rural character.
7. The proposed development seeks to demolish the existing building and construct a detached block of flats. The proposal would be a large part two part three-storey building which would be arranged around a central portion and taper down in height towards the side boundaries. However, the central portion would be considerable in width and height which, together with the projecting gables, would create a substantial building frontage that would consolidate mass across nearly the full width of the site. As such, while the proposal would respect the building line within the road, it would nevertheless be an imposing building that would appear prominent because of its substantial bulk and mass, thereby detracting from the quality of the area.
8. The proposed roof form would include fairly steep pitched roofs with sharp angles, in a style that does not appear prevalent in the immediate area. The roof would be externally finished in slate and while a different material could be agreed by condition, the proposal would nonetheless appear hard-edged in the context of the more gradually sloping roofs of the neighbouring buildings, to the detriment of the surrounding character.
9. Views towards the building would be available through the vehicular access onto the site and when travelling along Oak Lane towards the south-west. Owing to its scale and bulk, a landscaping scheme or additional planting would not successfully mitigate the presence of the proposed development.
10. The vast amounts of glazing, particularly on the front and rear elevations, would have the potential for light spill. Nonetheless, the site is located within a developed area where numerous glazed openings already exist, and there is limited evidence before me to suggest that any light spill associated with the proposal would detract from its surroundings. However, this would not justify the appeal scheme.
11. Thus, the proposed development would have a harmful effect on the character and appearance of the area, contrary to Policy EN1 of the Allocations and Development Management Plan 2015 (ADMP) and Policy C4 of the Sevenoaks Town Neighbourhood Plan 2020-2038 (2023) (NP). Amongst other things, these policies support proposals which create high quality design and respond to the character of their local area, including in terms of scale, height and materials.

Living conditions

12. The proposed building would be adjacent to the rear garden of 19 White Friars (No 19). It would sit in a similar location to the existing building, which is present on the outlook from No 19's rear garden. While the proposal would be deeper than the existing building, the proposed roof form would slope upwards away from the shared boundary with No 19. Moreover, No 19 is a wide plot, and therefore the effect on outlook would not be so intrusive as to making living in this neighbouring dwelling untenable.

13. White Friars Lodge is a neighbouring property which includes a detached Annexe. While this property is located on lower ground, the scale and mass of the existing building is present in views from this property. The proposed development would be larger and visually more obvious than the existing building on site. That said, the proposed roof would slope away from the common boundary with these neighbours. In addition, this neighbouring plot is significantly wide, so the proposal would not therefore over dominate the outlook of these neighbours.
14. The Annexe is located near the common boundary with the appeal site. Given the siting of this building in relation to the proposed development, the appeal scheme even with its increased scale, would not appear unduly conspicuous in views from the windows within the annexe.
15. While not referred to in the reason for refusal, the Council's Appeal Statement raises concerns with the privacy of adjoining neighbours. The proposal would comprise rooflights on its side elevation facing No 19 and White Friars Lodge, which would sit in an angled position within the roof plane. Further, these rooflights would not be the sole openings to the rooms they serve so they could be secured by condition to be obscured glazed and non-opening were I minded to allow the appeal. While it may be that obscure glazing would not fully eliminate perception of movement or light spill, it would prevent outward views from within the proposed development.
16. Concerns have been raised with the proposal's ground floor side windows which would face towards No 19. However, the existing building already has side windows facing towards No 19, and the evidence indicates that both existing and proposed windows would serve habitable rooms. As such, whereas the proposed windows would to some extent be larger than the existing ones, any views would not be dissimilar to the existing situation. Therefore, and having regard to recent case law¹, the proposal would ensure that the privacy of the residents of No 19 and White Friars Lodge would be maintained to an acceptable standard.
17. The boundary treatment between the site and White Friars Lodge includes a tall, thick hedge. I observed some damage to this hedge during my site visit, however there is no compelling evidence before me to suggest that it would not be largely retained following development. On this basis, the boundary treatment would restrict views between the proposed ground floor windows and this neighbouring property. Nevertheless, even if the hedge were to be removed, the proposed windows would be at ground floor and because of their position in relation to White Friars Lodge including the Annexe, the proposal would not lead to an intrusive loss of privacy.
18. Thus, the proposal would have an acceptable effect on the living conditions of the occupiers of adjoining properties, in particular No 19 and White Friars Lodge, with reference to outlook and privacy. It would accord with ADMP Policy EN2, which amongst other things supports development that provides adequate residential amenities for existing occupiers.

Other Matters

19. The appellant suggests that any significant reduction in scale would result in a failure to maximise existing opportunities to utilise this brownfield site. However,

¹ Bounces Properties Limited v Secretary of State [2023] EWHC 735 (Admin)

there is no compelling evidence before me to suggest that the appeal scheme is the sole means to optimise the use of the site.

20. I refer to matters raised by interested parties relating to the effect of the proposal on daylight, sunlight, and living conditions of other neighbouring properties. Had I found the appeal scheme to be acceptable in all other regards it would have been necessary for me to examine these matters in further detail. However, as I have found that the scheme would be unacceptable for other reasons, it is not necessary for me to consider these matters any further.

Planning Balance

21. The parties agree that the Council is unable to demonstrate a five-year supply of deliverable housing sites. The appellant advises that the figure is in the region of 2.02 years, which is not disputed by the Council. In such circumstances, paragraph 11 d) ii. of the National Planning Policy Framework (the Framework) states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
22. In terms of benefits, the proposal would meet the Framework's objectives of boosting the supply of housing and would deliver eight new flats within an accessible location close to public transport links. It would re-use a developed site and logically reduce the pressure for development within the Green Belt. Future residents would contribute towards social vitality and there would be some economic benefits during the period of construction and following occupation of the dwelling. The proposal would deliver ecological enhancements. Taken together, these benefits would be moderate given the small number of additional flats.
23. I have found that the proposal would have an acceptable effect on the living conditions of the occupiers of adjoining properties, in particular No 19 and White Friars Lodge, with reference to outlook and privacy. However, this is a neutral factor that neither weighs for or against the proposed development.
24. For the reasons set out above, the proposed development would result in harm to the character and appearance of the area. While the Framework strongly promotes the effective use of land, that is not at the expense of good quality design. Indeed, the Framework seeks to ensure that development is sympathetic to local character including the surrounding built environment. Therefore, the conflict between the development and ADMP Policy EN1 and NP Policy C4 should be given significant weight in this appeal.
25. Thus, the adverse impacts of the proposal significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. As a result, the presumption in favour of sustainable development does not apply.

Conclusion

26. The proposal conflicts with the development plan as a whole and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above the appeal is dismissed.

P Terceiro INSPECTOR

[Page deliberately left blank]



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Stephanie Payne
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/00978/FUL
Your Ref:
Date: 12 May 2026

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Land Rear Of 26 St James Road Sevenoaks Kent TN13 3NQ

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

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **21 May 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_F5OfvTzxiZk6Zqn6g

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.

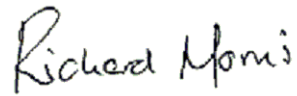
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient 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 style with a large 'R' and 'M'.

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

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00978/FUL	Samantha Yates 16/05/2025	Cllr Dr Dixon	Robinson Escott Planni
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 24/04/25

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

Comment on 06/05/25

No. of days taken to comment 12

Proposed by Cllr Skinner, with Cllr Dr Dixon's apologies:

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

Decision on

Appeal on

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

Application on 18/07/25

25/00978/FUL - REVALIDATED plan

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

A summary of the main changes are set out below:

Additional Certificate B received and drawing set re-submitted.

Comment on 28/07/25

No. of days taken to comment 10

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

Informative:

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

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00978/FUL	Stephanie Payne 26/09/2025	Cllr Dr Dixon	Robinson Escott Planni
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 05/09/25

25/00978/FUL - Amended plan

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

A summary of the main changes are set out below:

Some structural and foundation details have been provided. Additional BNG clarification has been submitted.

//Additional amendment received 08/09/2025 with the following summary of the changes:

Structural information with some extra tree clarification has been provided.//

Comment on 22/09/25

No. of days taken to comment

17

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

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00978/FUL	Stephanie Payne 09/10/2025	Cllr Dr Dixon	Robinson Escott Planni
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 18/09/25

25/00978/FUL - Amended plan

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

A summary of the main changes are set out below:

The existing site layout and topographical survey have been amended.

Comment on 06/10/25

No. of days taken to comment

18

Proposed from the Chair with Cllr Dr Dixon's apologies:

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

Informative:

- Sevenoaks Town Council reported its concern as to whether there is adequate emergency vehicle access and turning provision for the site.
- The Town Council further requested for amendments to planning applications to require a supporting submission brief by the applicant, clarifying which elements have been amended.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00978/FUL	Stephanie Payne 08/01/2026	Cllr Dr Dixon	Robinson Escott Planni
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 16/12/25

25/00978/FUL - Amended plan

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

A summary of the main changes are set out below:

Further information has been provided in relation to drainage and trees for the development.

- Ground Investigation and Hydrogeological Report - Potential Groundwater Impacts - Lustre Consulting

Foundation Strategy for planning - CTO Consulting Engineers

- A tree report - which includes how the foundation strategy, informed by trial pits, will retain the boundary trees with No.28

- Updated Planning and Design and Access statement

Comment on 22/12/25

No. of days taken to comment

6

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

Informative:

The Town Council reported its concern as to whether there will be adequate emergency vehicle access and turning provision for the site.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00978/FUL	Stephanie Payne 06/03/2026	Cllr Dr Dixon	Robinson Escott Planni
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 13/02/26

25/00978/FUL - Amended plan

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

A summary of the main changes are set out below:

Updated information in relation to the LLFA comments has been provided.

Comment on 02/03/26 No. of days taken to comment 17

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

Decision on

Appeal on

[Page deliberately left blank]



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Abbey Aslett
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/03547/HOUSE
Your Ref:
Date: 12 May 2026

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Chenies 84 Oakhill Road Sevenoaks Kent TN13 1NT

Development: Improvements to the facades, a new entrance door and internal remodelling of the room arrangements. Adaption of an existing integral garage into a bedroom and ensuite, and infilling of the porch area at ground floor to enlarge one of the bedrooms. Relocation of the front door and alterations to fenestration.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **21 May 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”.

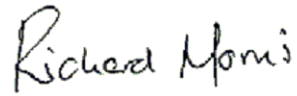
Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known

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

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 'R' and 'M'.

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: 26/00054/NEWDEV
Date: 5th May 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Sevenoaks Business Centre 15 Lime Tree Walk Sevenoaks Kent TN13 1YH

Conversion of office building into three houses.

Please remove any existing addresses you may have for the offices, or office building, from your active system.

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

Site: Sevenoaks Business Centre 15 Lime Tree Walk Sevenoaks Kent TN13 1YH

Plot	New Address
Unit 1, Sevenoaks Business Centre, 15	15B Lime Tree Walk Sevenoaks Kent TN13 1YH
Unit 2, Sevenoaks Business Centre, 15	15A Lime Tree Walk Sevenoaks Kent TN13 1YH
Unit 3, Sevenoaks Business Centre, 15	15 Lime Tree Walk Sevenoaks Kent TN13 1YH





Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 26/00036/NEWDEV
Date: 30th April 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 6 - 10B Victoria Road Sevenoaks Kent TN13 1YE

Following alterations on site, there has been a change to some addresses issued in February for this development (our ref 25/00107/NEWDEV, now superseded). Revised addresses for the completed units were issued in March (our ref 26/00036/NEWDEV). This notification is for the remaining units, which are awaiting completion.

Please see details in the table overleaf. Also attached is a plan of the development for your information.

Please update your records accordingly. If you have any queries, then please contact us via the email address shown above.

Yours faithfully

Alison Nailer

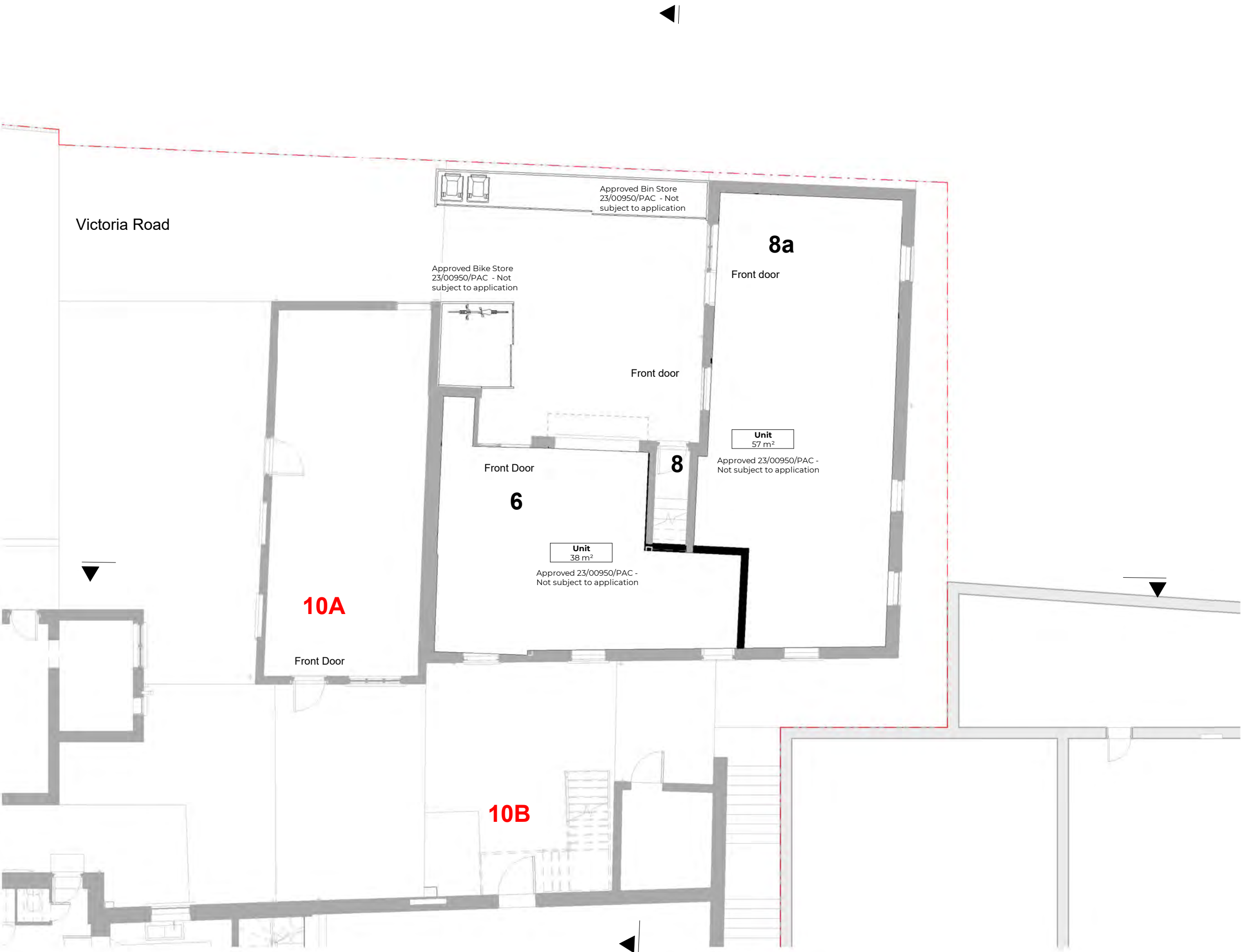
Street Naming & Numbering Officer

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

Site: 6 - 10B Victoria Road Sevenoaks Kent TN13 1YE

Plot	New Address	UPRN
Unit 1, 6 To 10B	10A Victoria Road Sevenoaks Kent TN13 1YE	010096796116
Unit 10, 6 To 10B	Flat 1 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796259
Unit 11, 6 To 10B	Flat 2 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796260
Unit 7, 6 To 10B	Flat 3 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796122
Unit 8, 6 To 10B	Flat 4 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796123
Unit 9, 6 To 10B	Flat 5 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796124





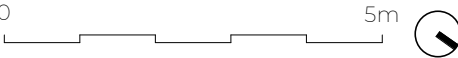
Rev No.	Date	Description
---------	------	-------------

Notes:
Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No 65-67LO & 6-10VI-A-03-101	Drawn RG
-------------------------------------	-------------

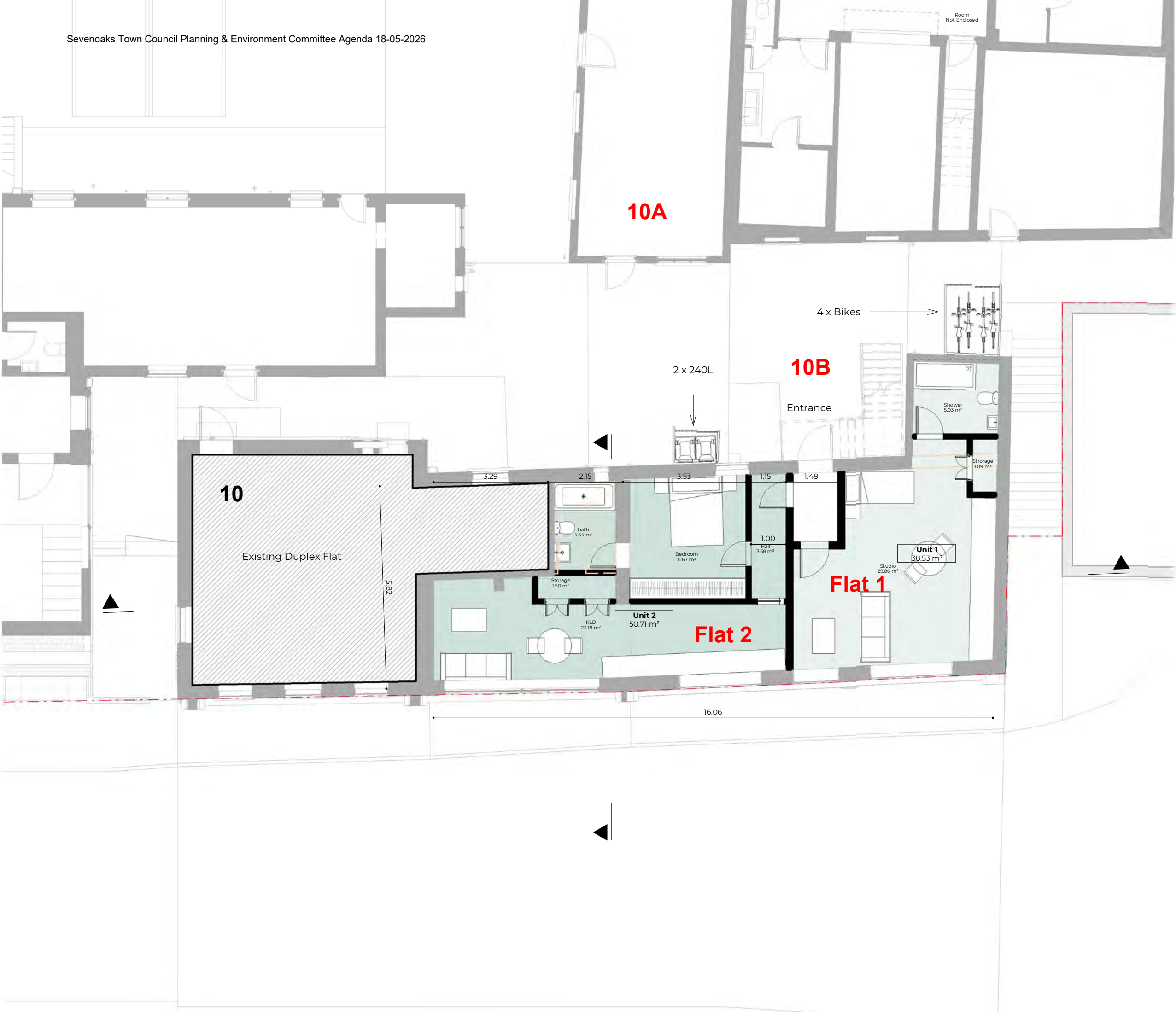
Drawing Proposed Ground Floor Plan(6-10)	Checked EA
---	---------------

Scale 1:100 @ A3	Issue Date 19.11.24
---------------------	------------------------



Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client Abraham Feld	Status For Planning
------------------------	------------------------



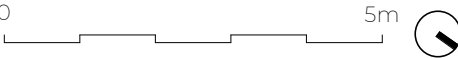
Rev No.	Date	Description
---------	------	-------------

Notes:
Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No 65-67LO & 6-10VI-A-03-102	Drawn RG
-------------------------------------	-------------

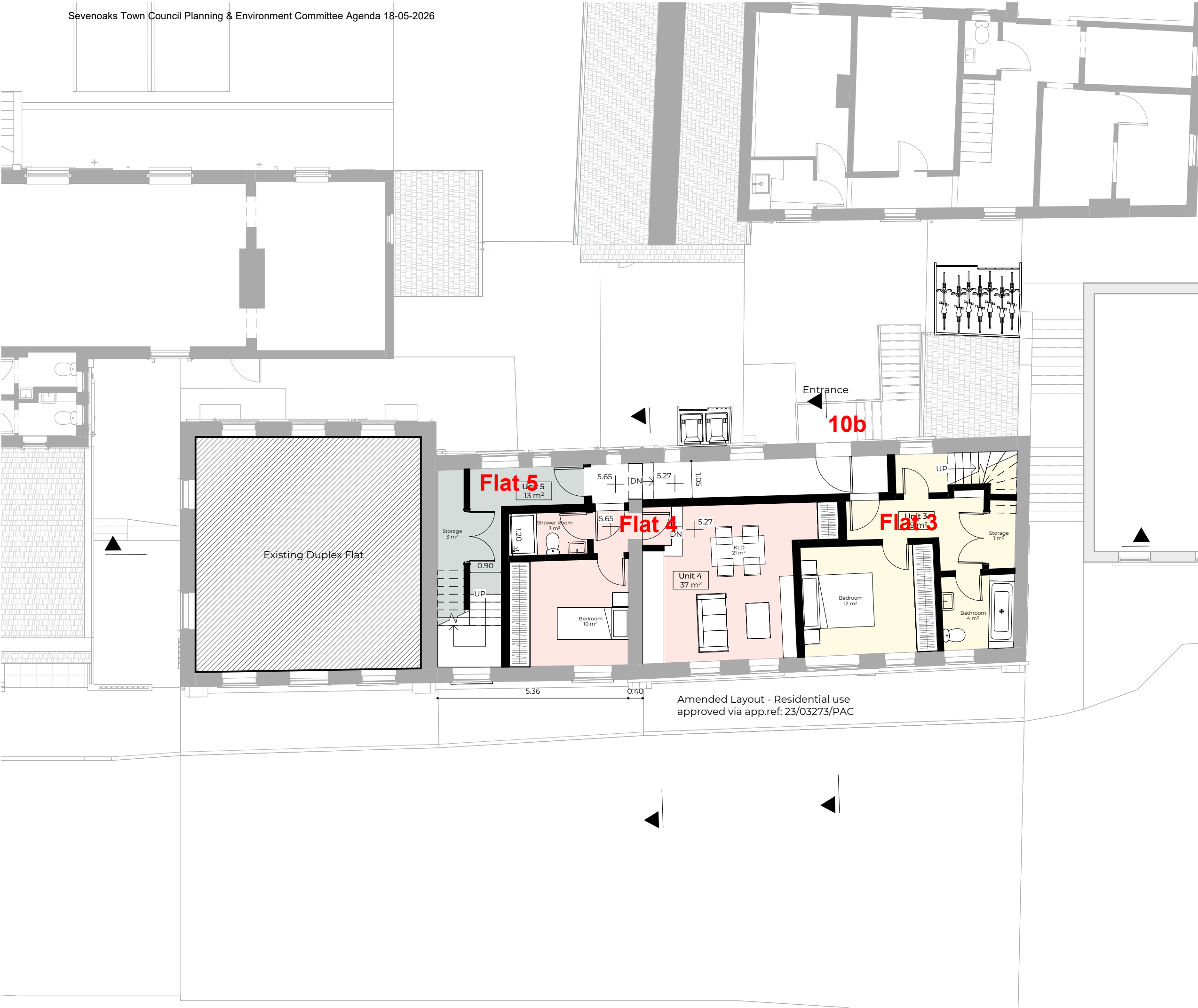
Drawing Proposed First Floor Plan(67)	Checked EA
--	---------------

Scale 1:100 @ A3	Issue Date 23.02.2023
---------------------	--------------------------



Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client Abraham Feld	Status For Planning
------------------------	------------------------



PROPOSED GIA	
Name	Area
Unit 3	58 m ²
Unit 4	37 m ²
Unit 5	59 m ²
154 m ²	

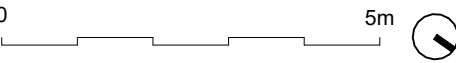
Rev No.	Date	Description
---------	------	-------------

Notes:
Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No	Drawn
65-67LO & 6-10VI-A-03-103	SB

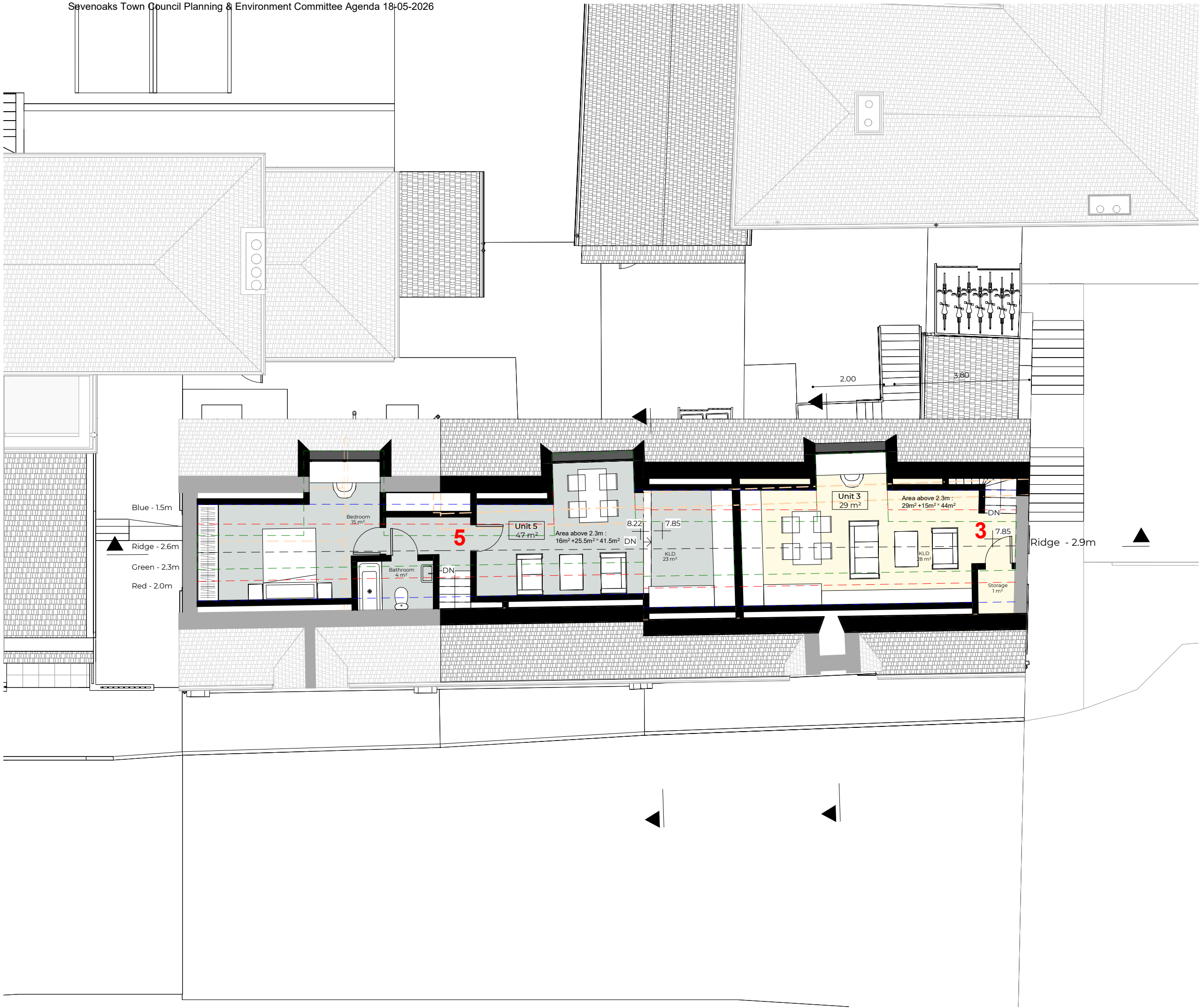
Drawing	Checked
Proposed Second Floor Plan(67)	EA

Scale	Issue Date
1 : 100 @ A3	19.02.2025



Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client	Status
Abraham Feld	For Planning



PROPOSED GIA	
Name	Area
Unit 3	58 m ²
Unit 4	37 m ²
Unit 5	59 m ²
	154 m ²

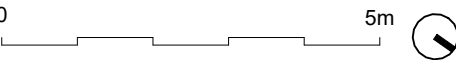
Rev No.	Date	Description
---------	------	-------------

Notes:
Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No	Drawn
65-67LO & 6-10VI-A-03-104	SB

Drawing	Checked
Proposed Loft Floor Plan(67)	EA

Scale	Issue Date
1 : 100 @ A3	19.02.2025



Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client	Status
Abraham Feld	For Planning



Rev No.	Date	Description
---------	------	-------------

Notes:
Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No	Drawn
65-67LO & 6-10VI-A-06-106	SB

Drawing	Checked
Proposed West Elevation(67)	EA

Scale	Issue Date
1 : 100 @ A3	19.02.2025

0	5m
---	----

Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client	Status
Abraham Feld	For Planning

[Page deliberately left blank]

Decision Notices published by Sevenoaks District Council OR Kent County Council from **21st April 2026 to 11th May 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)
24/01040/ADV	First Floor, 8 Dorset Street – Town	16th March 2026: STC recommended refusal, 1 ground.	23 rd April 2026: SDC Refused, 1 ground.
25/02802/HOUSE	3 Park Lane – Eastern	16th February 2026: STC recommended approval, 2 conditions. 13th April 2026: STC recommended approval, 2 conditions.	1 st May 2026: SDC Granted, 7 conditions.
25/02803/LBCALT	3 Park Lane – Eastern	19th January 2025: STC recommended approval, 2 conditions. 13th April 2026: STC recommended approval, 2 conditions.	1 st May 2026: SDC Granted, 6 conditions.
25/02939/FUL	1 Holly Bush Lane – Eastern	3rd November 2025: STC recommended refusal , 3 grounds. 19th January 2026: STC recommended refusal , 4 grounds.	24 th April 2026: SDC Granted , 15 conditions.
25/03385/HOUSE	Ashgrove Place, Ashgrove Road – Kippington	2nd February 2026: STC recommended approval, 1 condition.	23 rd April 2026: SDC Granted, 2 conditions.
26/00197/HOUSE	9 Chartway – Town	30th March 2026: STC recommended refusal unless, 1 ground, 2 conditions.	28 th April 2026: SDC Granted , 5 conditions.
26/00248/HOUSE	33 Vine Court Road – Eastern	16th March 2026: STC recommended approval, 2 conditions. 30th March 2026: STC recommended approval, 1 condition.	24 th April 2026: SDC Granted, 5 conditions.
26/00250/HOUSE	18 Wildernesse Mount – Eastern	16th March 2026: STC recommended refusal , 2 grounds.	17 th April 2026: SDC Granted , 6 conditions.
26/00265/HOUSE	27 Knole Way – Town	16th March 2026: STC recommended approval, 1 condition.	22 nd April 2026: SDC Granted, 3 conditions.

26/00276/HOUSE	4 Garth Road – Kippington	30th March 2026: STC recommended approval, 2 conditions.	30 th April 2026: SDC Granted, 5 conditions.
26/00311/ADV	6 Connections, Business Park, Vestry Road – Northern	7th April 2026: STC recommended approval.	April 2026: SDC Granted, 5 conditions.
26/00318/FUL	Flats 1-10, Edenderry Court, 13 and 14 Bayham Road – Eastern	16th March 2026: STC recommended approval, 2 conditions.	28 th April 2026: SDC Granted, 3 conditions.
26/00358/HOUSE	57 Bradbourne Park Road – St Johns	30th March 2026: STC recommended approval.	30 th April 2026: SDC Granted, 4 conditions.
26/00436/FUL	14 Silk Mills Close – Northern	30th March 2026: STC recommended refusal , 4 grounds.	6 th May 2026: SDC Granted , 11 conditions.
26/00632/HOUSE	7 Merlewood – St Johns	13th April 2026: STC recommended approval.	5 th May 2026: SDC Granted, 4 conditions.
26/00642/LBCALT	27 Lime Tree Walk – Town	13th April 2026: STC recommended approval, 1 condition.	5 th May 2026: SDC Granted, 4 conditions.

Planning Applications Considered under Chair's Action:

1	Plan Number	Planning officer	Town Councillor	Agent
	26/00310/FUL	Christopher Park 15/05/2026	Cllr Willis	N/A
Applicant		House Name	Road	Locality
Springbank Clinic		Springbank Clinic, Springbank	13 Pembroke Road	Town
Town		County	Post Code	Application date
				23/04/26
Stand alone garden consultation office.				

Comment

Considered under Chair's Action on 28th April 2026:

Sevenoaks Town Council recommended approval.

2	Plan Number	Planning officer	Town Councillor	Agent
	26/00730/FUL	Abbey Aslett 14/05/2026	Cllr Michaelides	Robinson Escott Planning
Applicant		House Name	Road	Locality
Portman Homes Ltd			11 Granville Road	Town
Town		County	Post Code	Application date
				22/04/26
Erection of 1no dwelling with associated works including landscaping. New Pedestrian access, parking and solar panels.				

Comment

Considered under Chair's Action on 28th April 2026:

Sevenoaks Town Council recommended refusal on the following grounds:

- The bulk and massing has an overbearing impact on the neighbouring properties
- There is significant overlooking of Fir Tree Cottage
- There is a negative impact on a locally listed building

3	Plan Number	Planning officer	Town Councillor	Agent
	26/00835/HOUSE	Bethany Prentice 14/05/2026	Cllr Daniell	Offset Architects
Applicant		House Name	Road	Locality
Mr & Mrs Ling		Cherry Tree House	77 Kippington Road	Kippington
Town		County	Post Code	Application date
				22/04/26
Proposed single-storey rear extension, construction of a front porch and a side car port. Alterations to fenestration.				

Comment

Considered under Chair's Action on 28th April 2026:

Sevenoaks Town Council recommended approval.

Planning Applications Considered under Chair's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
26/00842/HOUSE	Bethany Prentice 14/05/2026	Cllr Gustard	Kent Building Control Lt
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Pop		26 Croft Way	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 22/04/26

Demolition of existing side projections. Single-storey front and side extension with roof lights. New dropped kerb and alterations to existing dropped kerb. Alterations to front garden and driveway.

Comment on 11/05/26

No. of days taken to comment 19

Considered under Chair's Action on 11th May 2026:

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours,
- That the proposed driveway is conditioned to be made up of permeable materials as per Policy L2 of the Sevenoaks Town Neighbourhood Plan, and
- That any fencing is also conditioned to be made permeable to wildlife via incorporation of hedgehog holes, as per Policy L1 of the Sevenoaks Town Neighbourhood Plan.

Decision on

Appeal on

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

1	Plan Number	Planning officer	Town Councillor	Agent
	25/01654/FUL	Samantha Yates 27/05/2026	Cllr Daniell	DMP
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				05/05/26
25/01654/FUL - REVALIDATED 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:				
Revised location plan provided.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage			

2	Plan Number	Planning officer	Town Councillor	Agent
	26/00035/FUL	Christopher Park 29/05/2026	Cllr Willis	Trueplan Uk Ltd.
Case Officer				
Applicant		House Name	Road	Locality
Mr S Yalman			99-101 High Street	Town
Town		County	Post Code	Application date
				07/05/26
Internal alteration with change of use to class E(b).				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8K1YJBKL1X00			

3	Plan Number	Planning officer	Town Councillor	Agent
	26/00322/HOUSE	Zoe Dommett 02/06/2026	Cllr Camp	Homestead
Case Officer				
Applicant		House Name	Road	Locality
Mr N Khehra			3 Camden Road	St Johns
Town		County	Post Code	Application date
				11/05/26
Proposed Ground Floor Rear Extension with rooflights and alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TA7BEWBKLMX00			

4	Plan Number	Planning officer	Town Councillor	Agent
	26/00447/HOUSE	Summer Aucoin 23/05/2026	Cllr	Arkiplan Architectural Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Oomen		Ilex Cottage	69 Oakhill Road	Kippington
Town		County	Post Code	Application date
				01/05/26
Single storey rear extension to replace existing conservatory. Demolition of "insert" and creation of outbuilding. Air source heat pump, ice bath, patio.				

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAX1DOBK0LO00
-----------------	---

5	Plan Number	Planning officer	Town Councillor	Agent
	26/00495/LBCALT	Christopher Park 19/05/2026	Cllr Granville	N/A
Case Officer				
Applicant		House Name	Road	Locality
S M Buntastic Kent LTD (Mr M Bulut)			70 High Street	Town
Town		County	Post Code	Application date
				27/04/26
Proposed installation of a non-illuminated, double-sided projecting sign to the front elevation.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TB0YA3BKLXM00			

6	Plan Number	Planning officer	Town Councillor	Agent
	26/00523/FUL	Ashley Bidwell 21/05/2026	Cllr Dr Dixon	Pinnacle Architecture Limited
Case Officer				
Applicant		House Name	Road	Locality
Laurels Sevenoaks Limited		Walthamstow Hall Junior School	Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				29/04/26
Enclosure to existing external stair with sheet cladding and with new fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TB4NLVBKLZM00			

7	Plan Number	Planning officer	Town Councillor	Agent
	26/00640/MMA	Christopher Park 30/05/2026	Cllr Camp (As Chair, for Kippington)	Stephen Langer Associates Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr J and Mrs K Mitchell		Bulimba	65A Kippington Road	Kippington
Town		County	Post Code	Application date
				08/05/26
Amendment to 22/01241/FUL with fenestration and layout amendments. Solar Panels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBP0X4BKM7S00			

8	Plan Number	Planning officer	Town Councillor	Agent
	26/00729/MMA	Christopher Park 21/05/2026	Cllr Wightman	OPEN architecture
Case Officer				
Applicant		House Name	Road	Locality
Arnold Kirkland Properties LTD		Lantau	Seal Hollow Road	Wilderness
Town		County	Post Code	Application date
				29/04/26
Amendment to 23/03188/HOUSE to make alterations to front gate and wall. alteration to fenestration including window removal and rooflight alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TB0YA3BKLXM00			

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

[applications/applicationDetails.do?activeTab=summary&keyVal=TC5OM7BKMEA00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC5OM7BKMEA00)

9	Plan Number	Planning officer	Town Councillor	Agent
	26/00752/FUL	Abbey Aslett 27/05/2026	Cllr Gustard	Butterworth Planning
Case Officer				
Applicant		House Name	Road	Locality
Lidl		Lidl	80 London Road	Kippington
Town		County	Post Code	Application date
				05/05/26
Installation of 2 x EV Charger upstands and associated feeder pillar cabinet and car parking layout amendments				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC7JEMBKMFI00				

10	Plan Number	Planning officer	Town Councillor	Agent
	26/00758/HOUSE	Bethany Prentice 20/05/2026	Cllr Daniell	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs E. Smith		Ruthwell	80 Oakhill Road	Kippington
Town		County	Post Code	Application date
				28/04/26
Conversion and extension of existing garage with associated internal alterations and new access steps. First and second floor rear extension, including internal alteration. Alterations to fenestration and roof line, including new dormer windows and Juliet balconies. Hard and soft landscaping.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCD3ALBKMGA00				

11	Plan Number	Planning officer	Town Councillor	Agent
	26/00830/MMA	Abbey Aslett 02/06/2026	Cllr Daniell	G D Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr N & Mrs S Browner			91 Weald Road	Kippington
Town		County	Post Code	Application date
				11/05/26
26/00830/MMA - Amended plan				
Amendment to 24/02698/HOUSE to alter the external finishing materials.				
A summary of the main changes are set out below:				
Plans are all now publicly available to view.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCPZ95BKMLG00				

12	Plan Number	Planning officer	Town Councillor	Agent
	26/00840/HOUSE	Summer Aucoin 20/05/2026	Cllr Camp	Kent Building Control Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

Case Officer			
Applicant	House Name	Road	Locality
Mr and Mrs Green		2 Mount Harry Road	St Johns
Town	County	Post Code	Application date
			28/04/26
Loft conversion with rear dormer, additional window and roof lights. Removal of existing chimney.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCPZG5BKMM000		

13	Plan Number	Planning officer	Town Councillor	Agent
	26/00843/HOUSE	Summer Aucoin 23/05/2026	Cllr Dr Canet	CJ Harding Design
Case Officer				
Applicant		House Name	Road	Locality
Mrs A Farooq			27 Bosville Road	Northern
Town		County	Post Code	Application date
				01/05/26
Loft conversion with dormer extension, juliet balconies, and roof lantern. Alterations to roof line. Demolish existing conservatory, to be replaced by single-storey rear extension with roof lantern. New decking at the rear. Demolish and replace front porch. Alterations to fenestration. Demolish existing garage and replace with new garage.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCPZH5BKMM600		

14	Plan Number	Planning officer	Town Councillor	Agent
	26/00866/MMA	Summer Aucoin 21/05/2026	Cllr Clayton	Howard Sharp And Partners LLP
Case Officer				
Applicant		House Name	Road	Locality
A and O Adeleye			14 Hillside Road	Eastern
Town		County	Post Code	Application date
				29/04/26
Amendment to 25/03340/HOUSE to better balance the space within the ground floor study and first floor front bedroom by widening the bay serving these rooms. Change to the windows.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCRU69BKMN00			

15	Plan Number	Planning officer	Town Councillor	Agent
	26/00871/LBCALT	Summer Aucoin 27/05/2026	Cllr Willis	Mr D Cochrane-Dyet
Case Officer				
Applicant		House Name	Road	Locality
Dr R Cochrane-Dyet			35 High Street	Town
Town		County	Post Code	Application date
				05/05/26
Proposed remedial works to a failing timber bressummer supporting the first floor joists over the sitting room.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCRU8NBKMN00			

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

16	Plan Number	Planning officer	Town Councillor	Agent
	26/00872/FUL	Christopher Park 29/05/2026	Cllr Michaelides	N/A
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks School		Sevenoaks School Playing Fiel	Oak Avenue	Town
Town		County	Post Code	Application date
				07/05/26
Demolish the existing two storey grounds store / scoreboard hut. Construct a new, steel garage on a concrete slab foundation.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summarv&keyVal=TCRU8VBKMN00			

17	Plan Number	Planning officer	Town Councillor	Agent
	26/00892/HOUSE	Zoe Dommett 20/05/2026	Cllr Gustard	Andrew Wells Planning & Design
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Bonds			130A Kippington Road	Kippington
Town		County	Post Code	Application date
				28/04/26
Demolition of rear extension with erection of a rear extension with roof lantern; alterations to the elevational treatments, including reconfiguration of windows and external doors; installation of replacement windows and doors. New porch.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCVJBGBKMPD00			

18	Plan Number	Planning officer	Town Councillor	Agent
	26/00895/HOUSE	Zoe Dommett 02/06/2026	Cllr O'Hara	BMAC STUDIO Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr J Igbineweka			34 Betenson Avenue	Northern
Town		County	Post Code	Application date
				11/05/26
Demolition of existing 3 storage buildings, entrance hall and conservatory. Rear and side extension with rooflights. Loft conversion. A new porch. New patio and steps. Refuse store. Cladding.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCVJDWBKMPJ00			

19	Plan Number	Planning officer	Town Councillor	Agent
	26/00896/HOUSE	Bethany Prentice 20/05/2026	Cllr Shea	Chris Saunders Associates Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr N Quinton			25 Broomfield Road	Northern
Town		County	Post Code	Application date
				28/04/26
Demolition of existing garage and single storey rear extension to be replaced with two storey extension and pitched roof over existing bay window on front elevation. Alteration to fenestration. Internal changes. Extension to existing vehicular access with the removal of grass and front wall				

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

to provide additional off- road parking. Patio area. EV charger.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCVJEFBKMPL00>

20	Plan Number	Planning officer	Town Councillor	Agent
	26/00901/HOUSE	Abbey Aslett 28/05/2026	Cllr Gustard	Sevenoaks Plans Ltd
Case Officer				
Applicant				
Mr & Mrs Olivier				
House Name				
Thornwood				
Road				
Oak Lane				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
06/05/26				
Demolition of existing side extension. Proposed ground floor side extension with roof light. Alteration to fenestration. Enlargement of the car parking area with new retaining walls and permeable hardstanding.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD4SOLBKMQL00				

21	Plan Number	Planning officer	Town Councillor	Agent
	26/00907/LBCALT	Zoe Dommett 29/05/2026	Cllr Layne	S3 Consulting Engineers Ltd
Case Officer				
Applicant				
Mr Fawcitt				
House Name				
Road				
57 Bayham Road				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
07/05/26				
Installation of a new cast iron soil and vent stack on the external wall to serve a proposed new ensuite, along with the addition of discreet exhaust fan grilles to serve the new ensuite and existing bathrooms.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD4SQXBKML00				

22	Plan Number	Planning officer	Town Councillor	Agent
	26/00915/LBCALT	Summer Aucoin 23/05/2026	Cllr Michaelides	N/A
Case Officer				
Applicant				
Sevenoaks Town Council				
House Name				
War Memorial				
Road				
The Vine				
Locality				
Town				
Town				
County				
Post Code				
Application date				
01/05/26				
Cleaning and restoration works to the Vine War Memorial Sculpture and Plaques				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD6N4WBKMRL00				

23	Plan Number	Planning officer	Town Councillor	Agent
	26/00935/MMA	Abbey Aslett 27/05/2026	Cllr Dr Dixon	Robinson Escott Planning

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2026

Case Officer			
Applicant	House Name	Road	Locality
S Beale		9A Mount Harry Road	St Johns
Town	County	Post Code	Application date
			05/05/26
Amendment to 25/01825/MMA with comprising provision of high level velux rooflights on eastern roof slope of single storey side projection to serve utility room and boot room; height of single storey utility room and bike shed lowered (enabling same internal floor level with kitchen/dining area) and internal changes - providing bootroom and utility room as two separate rooms (compared to one larger room as approved) and provision of additional internal door to utility room from kitchen.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD8HZLBKMSY00		

24	Plan Number	Planning officer	Town Councillor	Agent
	26/00937/VAR106	Ashley Bidwell 29/05/2026	Cllr Granville	N/A
Case Officer				
Applicant		House Name	Road	Locality
Purelake New Homes Ltd		Site of	136 High Street	Town
Town		County	Post Code	Application date
				07/05/26
Variation of a 106 agreement 22/03519/MMA in respect of the Car Club obligations (Schedule 4).				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD9SSQBK12100			

25	Plan Number	Planning officer	Town Councillor	Agent
	26/00945/HOUSE	Bethany Prentice 02/06/2026	Cllr Gustard	Philip Hobbs
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs S Andrews		Riftwood	Oak Avenue	Kippington
Town		County	Post Code	Application date
				11/05/26
Extension to garage and conversion of roof to provide additional habitable space with dormer and rooflights with associated soft landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDA8N8BK12100			

26	Plan Number	Planning officer	Town Councillor	Agent
	26/00965/LBCALT	Summer Aucoin 30/05/2026	Cllr Layne	Stephen Langer Associates Limited
Case Officer				
Applicant		House Name	Road	Locality
R Greene and V Hooker		Kent Cottage	Wildernesse Mount	Eastern
Town		County	Post Code	Application date
				08/05/26
Replace existing glazing with vacuum glazing as per methodology within Design, Access and Heritage Statement				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDFWQ9BKMUG00			