

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 01 June 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/I6aCIs8Z17c>

Meeting commenced: 19:00

Meeting Concluded: 20:19

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Open Spaces Committee Clerk
1 Members of the Public

PUBLIC QUESTION TIME

None.

120 - CHAIR & VICE CHAIR

It was noted that the following appointments were made for the Planning & Environment Committee at the Annual Town Council meeting held on 11th May 2026:

- Chair: Cllr Sue Camp
- Vice-Chair: Cllr David Skinner OBE

121 - APOLOGIES FOR ABSENCE

As above.

122 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

123 - DECLARATIONS OF INTEREST

a) Representation was received and forwarded to all Councillors, objecting to the following application:

Sevenoaks Town Council

- **[Plan no. 9] 26/00946/FUL – Woodseaves, 5 Knole Paddock, Seal Hollow Road**

b) Cllr Granville declared a non-pecuniary interest in the following application, due to her residing on the same road. She remained open-minded to its contents.

- **[Plan no. 6] 26/00900/HOUSE – 51 The Drive**

c) Cllr Dr Dixon declared a non-pecuniary interest in the following application, due to his family members residing on the same road. He remained open-minded to its contents.

- **[Plan no. 6] 26/00900/HOUSE – 51 The Drive**

124 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 18th May 2026.

It was RESOLVED that the minutes be approved.

125 - KENT COUNTY COUNCIL: DEFINITIVE MAP MODIFICATION ORDER FOR PUBLIC FOOTPATH SU52

a) The Committee received formal notice and an accompanying statement that Kent County Council had made a Definitive Map Modification Order, claiming a public footpath under reference SU52 between Pound Lane and Dartford Road. It was noted that this was made on 6th May 2026 and would come into force upon conclusion of the advertisement period and its subsequent confirmation.

b) It was noted that representation about or objecting to the Order could be made during the advertisement period, with the deadline to do so being 3rd July 2026. It was not considered necessary to do so.

126 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

The Committee received notice of a change of address alongside associated plans for the single dwelling recently converted from two flats at 113B and 113C Bradbourne Vale Road. It was noted that the new address had been revised to 113 Bradbourne Vale Road.

127 - 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 25th May 2026.

Sevenoaks Town Council

128 - PLANNING APPLICATIONS

a) Minute Item 128b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

b) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior agreement.

- [Plan no. 9] 26/00946/FUL – Woodseaves, 5 Knole Paddock, Seal Hollow Road (For)
- [Plan no. 9] 26/00946/FUL – Woodseaves, 5 Knole Paddock, Seal Hollow Road (Against, written representation read by the Chair with prior agreement)

c) The Committee considered planning applications received during the two weeks ending 25th May 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

129 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 1-6-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01445/REM	Nicola Furlonger 11/06/2026	Cllr Shea	David Lock Associates
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Tarmac Trading Limited	Sevenoaks Quarry	Bat and Ball Road	ADJOINING Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/05/26	

25/01445/REM - Amended plan

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

A summary of the main changes is set out below:

Amended drawings and additional information has been provided by the applicant in response to consultee comments. This includes a revised site layout plan, with the Barn resited away from the Ancient Woodland and the access gate relocated into the entrance.

Further details are provided regarding arboricultural and Ancient Woodland impacts and construction methods. A revised Biodiversity Construction and Environmental Management Plan and Tree Survey Report and Arboricultural Impact Assessment are provided. Drainage details have been withdrawn, to be addressed separately through condition 22 / 23 of the outline planning permission.

A full list of submission documents can be found in the applicant's covering letter.

Comment

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

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01654/FUL	Samantha Yates 10/06/2026	Cllr Daniell	DMP
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Ingram	West Heath School	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/26	

25/01654/FUL - Amended plan

Installation of main gates to driveway entrance and installation of footpath for security reasons.

A summary of the main changes is set out below:

- Updated Arboricultural Report that includes the Ancient Woodland Impact Assessment
- Updated Biodiversity Net Gain information

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00780/FUL	Christopher Park 09/06/2026	Cllr Camp	Arun Associates Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Firstport Property Services Limi		Park House	St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/26
Alteration to fenestration of conservatory and replace glazed roof with solid roof with two skylights.				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00810/HOUSE	Zoe Dommett 06/06/2026	Cllr Dr Canet	Canopy Planning Service
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Buxton			47 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Loft conversion with gable ends, roof lights, and I-shaped rear dormer.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00820/FUL	Ashley Bidwell 12/06/2026	Cllr	Union4 Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association		Land North East Of Junction Wi	Seal Road, Greatness Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/26
Demolition of existing garages. New building comprising 4 no. residential dwellings with associated car and cycle parking, bin store, landscaping and associated works.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Unacceptable bulk and massing,
- Lack of design quality which was considered to be inappropriate for this prominent gateway location. The Sevenoaks Town Neighbourhood Plan identifies this an important gateway to Sevenoaks Town and designs should therefore reflect this, and
- Loss of amenity and light to neighbours on Greatness Lane.

Informative agreed via SECONDARY RESOLUTION:

Should the Planning Officer be minded to grant permission, Sevenoaks Town Council requested that consideration be given during Section 106 negotiations to explore the potential to provide public realm improvements to enhance the area. There is a particularly important opportunity which should not be missed, to enhance the existing but underutilised small green space outside One Stop, by providing an attractive seating area and planting - similar to that at Rheinhach Gardens.

Planning Applications Considered

Applications considered on 1-6-26

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00900/HOUSE	Summer Aucoin 06/06/2026	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Pringle			51 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Replacement of existing wooden boundary fence with a higher wooden fence.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00902/FUL	Stephanie Payne 09/06/2026	Cllr Willis	Manning Wistow Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Finchcocks Ltd (Mr N Nichols)		Sevenoaks Business Centre	15 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/26
Alteration to external fenestration and re-open an existing external entrance. Juliet balcony and balcony.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with both the style fenestration and the style and extent of the balcony.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00905/HOUSE	Christopher Park 12/06/2026	Cllr Michaelides	TP Evans Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/26
Install one Conservation style rooflight.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-26

9	Plan Number	Planning officer	Town Councillor	Agent
	26/00946/FUL	Zoe Dommett 10/06/2026	Cllr Michaelides	Robinson Escott Planning
Applicant	House Name	Road	Locality	
Mr D Higgs	Woodseaves, 5 Knole Paddock	Seal Hollow Road	Town	
Town	County	Post Code	Application date	
			19/05/26	
Demolition of existing dwelling and garage. Erection of replacement dwelling with associated works to include landscaping. Solar panels.				

Comment

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

- With the designs and materials,
- That the report produced by Arboricultural experts commissioned by the applicant is fully adhered to,
- That adequate provision for surface water drainage will be provided, with any large areas of hard landscaping to include both proper drains and porous surfacing, as per Sevenoaks Town Neighbourhood Plan Policy L2.

10	Plan Number	Planning officer	Town Councillor	Agent
	26/00995/VAR106	Ashley Bidwell 06/06/2026	Cllr Camp	Capsticks LLP
Applicant	House Name	Road	Locality	
West Kent Housing Association	Davis Garage Site	Golding Road	St Johns	
Town	County	Post Code	Application date	
			15/05/26	
Variation of Section 106 agreement of SE/87/0550				

Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- It considered the application to be contrary to the Sevenoaks Town Neighbourhood Plan's objectives for affordable housing and social rent,
- It considered the original wording of the Section 106 securing low-cost social housing to remain important and applicable.

Informative:

Sevenoaks Town Council acknowledged that this application consists of a specialist topic, and emphasised its key position that delivery and protection of affordable and particularly of social housing is of the utmost priority.

It was therefore requested that Planning Officers reviewing this application do so in a way that ensures this site continues to deliver affordable housing for the Town in the manner originally envisaged.

Planning Applications Considered

Applications considered on 1-6-26

11	<i>Plan Number</i> 26/00996/HOUSE	<i>Planning officer</i> Bethany Prentice 06/06/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> OPEN architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Perry		Highstead	3 Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Single-storey rear extension with roof light and green roof. Front infill extension and facade updates including new fenestration and cladding. Internal alterations. Garden patio and associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval, providing the Tree Officer is satisfied with the application.

12	<i>Plan Number</i> 26/01007/HOUSE	<i>Planning officer</i> Summer Aucoin 06/06/2026	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Lane		The White Cottage	132 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Detached garage, garden outbuilding, relocation of front entrance with replacement gates.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i> 26/01034/HOUSE	<i>Planning officer</i> Summer Aucoin 06/06/2026	<i>Town Councillor</i> Cllr Layne	<i>Agent</i> Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A MacGilp			14 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Demolition of existing garage. Single storey side extension, single store rear extension and first floor side extension. Alterations to fenestration. New roof windows. New patio and pathways. Rooflights.				

Comment

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

Planning Applications Considered

Applications considered on 1-6-26

14	Plan Number 26/01058/HOUSE	Planning officer Bethany Prentice 09/06/2026	Town Councillor Cllr Camp	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr and Mrs Willcox			80 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				18/05/26
Single storey side and rear extension, alterations to roof to facilitate a loft conversion including front and rear dormers, replacement roof to kitchen and front porch				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no overlooking or loss of amenity to the neighbours - particularly to the neighbouring school playground and playing field - from the dormers at the front and rear.

15	Plan Number 26/01087/LDCEX	Planning officer Ashley Bidwell 09/06/2026	Town Councillor Cllr Layne	Agent NTR Planning
Applicant		House Name	Road	Locality
Knole Park Golf Club		Knole Park Golf Club	Seal Hollow Road	Eastern
Town		County	Post Code	Application date
				18/05/26
Digging of a trench and laying of water pipes and electrical trunking (approximately 25m) to enable connection to manifold and water storage tanks.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number 26/01095/HOUSE	Planning officer Abbey Aslett 09/06/2026	Town Councillor Cllr Layne	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr D Liang			19 Vine Court Road	Eastern
Town		County	Post Code	Application date
				18/05/26
Reposition existing pier and install new driveway gates.				

Comment

Sevenoaks Town Council recommended approval.

17	Plan Number 26/01098/LBCALT	Planning officer Bethany Prentice 12/06/2026	Town Councillor Cllr Willis	Agent Harcroft Consulting Limite
Applicant		House Name	Road	Locality
Natwest Group		National Westminster Bank	67 High Street	Town
Town		County	Post Code	Application date
				21/05/26
Replacement of the internal ATMs, and associated internal alterations.				

Comment

Sevenoaks Town Council noted that this application had since been Withdrawn.