

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 27 July 2026 in the Council Chamber, Town Council Offices, TN13 3QG

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

<https://www.youtube.com/live/b6FJ6IE0xKY>

Meeting commenced: 19:00

Meeting Concluded: 19:53

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
0 Members of the Public

PUBLIC QUESTION TIME

None.

250 - APOLOGIES FOR ABSENCE

As above.

251 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

252 - DECLARATIONS OF INTEREST

Cllr Granville declared a disclosable pecuniary interest in the following planning application due to her living within close proximity to its location. She remained open-minded to its contents and took part in its discussion, however abstained from voting on the resolution:

[Plan no. 16] 26/01546/CONVAR – 6 Pembroke Road

253 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 13th July 2026. **It was RESOLVED** that the minutes be approved.

Sevenoaks Town Council

254 - SEVENOAKS DISTRICT COUNCIL NEW TREE PRESERVATION ORDER: 26/005/TPO

- a) The Committee received notice that Sevenoaks District Council had published Has Made documents for a new Tree Preservation Order (No. 5 of 2026) at the property of Woodseaves, 5 Knole Paddock. It was noted that the effect of the Order covers ten trees and a row of approximately 50 Beech Trees.
- b) It was noted that the Order had taken provisional effect from 13th July 2026, and that objections or representation could be forwarded by the deadline of 4th August 2026.
- c) Cllr Skinner observed that the Town Council had considered a planning application at the same address on 13th July 2026, however the introduction of the Order did not appear to interact with the proposals or impact the Town Council's recommendation.

255 - KENT COUNTY COUNCIL TEMPORARY CLOSURE OF PUBLIC FOOTPATH SU12

- a) The Committee received notice that Kent County Council had made an Order to temporarily close Public Footpath SU12 for its whole length between its junction from Robyn's Way and London Road from 22nd July. It was noted that this would be for a maximum of six months, however re-opening was expected as early as 1st August 2026.
- b) It was noted that the closure is to allow the surface to be improved and widened, with alternative routes during construction to be via pavements and railway bridges at Shoreham Lane and Hitchen Hatch Lane.
- c) Councillors expressed their enthusiasm for the improvements and widening of this footpath, which would upgrade its status to bridleway and allow the Sevenoaks East to West cycling path to be completed. It was noted that the project had been delayed due to land ownership complications.

256 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

The Committee received notice and plans for the naming of five new dwellings in the rear garden plot of St Valerie, 75 Bradbourne Park Road. It was noted that the new addresses have been amended from Units 1-5, St Valerie 75, Bradbourne Park Road to 77A-77E Bradbourne Park Road.

257 - SEVENOAKS DISTRICT COUNCIL LOCAL PLAN REGULATION 19 CONSULTATION LAUNCHED

- a) The Committee received notice that Sevenoaks District Council had formally launched the Regulation 19 public consultation on its draft Local Plan on 23rd July 2026.
- b) It was noted that details of the consultation, including opportunity to provide comment are available via the below link, and that the deadline to do so is 11:59pm on Thursday 17th

Sevenoaks Town Council

September 2026:

www.sevenoaks.gov.uk/emerginglocalplan

c) Councillors were reminded that a draft response to the consultation would be prepared for later approval of the Planning & Environment Committee, via a Working Party comprising Cllr Dr Canet, Cllr Shea, Cllr Skinner, Cllr Camp, Cllr Granville. It was noted that a meeting of the Working Party would be arranged in due course.

258 - 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 July 2026.

259 - 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 20th July 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

260 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 27-7-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03200/FUL	Christopher Park 03/08/2026	Cllr Granville	Tim Ronalds Architects
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Sevenoaks School (Mrs A Pers	Sevenoaks School	High Street	Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/26

25/03200/FUL - AMENDED plan

Change of use, extension and conversion of Hoopers House and workshop to create 18 new en-suite bedrooms Joining with the rear of no 24. Alteration to fenestration and installation of dormers. Creation of new courtyard garden and boundary wall. Installation of PV panels to the roof of the new extension. Erection of new entrance porch to 18a, alterations to fenestration including the installation of rooflights. Removal of lean-to sheds and installing of ramps. Single storey extensions in rear gardens of no 14 and 16. Erection of first-floor link extension to No.16. Alteration to fenestration of nos. 18-24 including new rooflights. Hard and soft Landscaping. Removal of loggia roof brick boundary wall and existing sheds. Installation of Air Source Heat Pumps with enclosure to east of the site. Installation of proposed attenuation tank to rear garden of no 18.

A summary of the main changes is set out below:

The applicant has amended the scheme to alter the appearance and design of the external link (now glazed).

Comment

Sevenoaks Town Council deferred to the comments of the Conservation Officer and recommended refusal on the grounds of conservation and access concerns.

Informative:

The Town Council requested that, should the Planning Officer be minded to approve the application, consideration be given to the impact of potential construction access and nuisance, and suitable mitigation measures required.

Planning Applications Considered

Applications considered on 27-7-26

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03201/LBCALT	Christopher Park 03/08/2026	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School (Mrs A Perris)	Sevenoaks School	High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/07/26	

25/03201/LBCALT - AMENDED plan

Internal alteration to facilitate conversion into 18 en-suite bedrooms and opening up of external walls to facilitate new extensions of Hoopers House and workshop. Alteration to fenestration to hoopers house. Internal reconfiguration and the creation of new openings of 18a with link to no.16. Removal and re-routing of existing staircases and installation of new staircase within no 18-24. Formation of opening to connect basements in no. 20-24. Internal alterations including reinstatement of partition wall. Installation of new bathrooms and alteration of ceilings within Nos. 18-24. Installation of new platform lifts. Alteration to fenestration to nos 18-24. Installation of new partitions within nos. 14 & 16.

A summary of the main changes is set out below:

The applicant has amended the scheme to alter the appearance and design of the external link (now glazed).

Comment

Sevenoaks Town Council deferred to the comments of the Conservation Officer and recommended refusal on the grounds of conservation and access concerns.

Informative:

The Town Council requested that, should the Planning Officer be minded to approve the application, consideration be given to the impact of potential construction access and nuisance, and suitable mitigation measures required.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00059/FUL	Summer Aucoin 05/08/2026	Cllr Dr Canet	Gardner Partnership
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
A Sweet		63 Bradbourne Vale Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/26	

Change of use from a dwellinghouse (Use Class C3) to a Class E(f) (Nursery) including minor internal alteration. Conversion and extension of an existing garage to a Pre-school Room with wildflower sedum roof

Comment

Sevenoaks Town Council recommended approval, subject to the submission and approval of a suitable Travel Plan which includes details and mitigation for staff parking, impact of drop-off and pick up times on the neighbouring Knole Academy entrance, and turning space for vehicles.

Planning Applications Considered

Applications considered on 27-7-26

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00179/OUT	Christopher Park 31/07/2026	Cllr Skinner (as Vice Chair, for Town)	Kate Drummond Trust
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr J Greig		10 Oak Lane	Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/26

26/00179/OUT - REVALIDATED plan

Outline application for demolition of a double garage and erection of three self build one bedroom flats with solar panels, together with a new single garage with associated drive, turning space and parking in the grounds of 10 Oak Lane, Sevenoaks with some matters reserved except for access, appearance, layout and scale.

A summary of the main changes is set out below:

BNG information received.

Comment

**Sevenoaks Town Council did not consider the newly submitted information to impact its earlier recommendation, which it therefore reiterated as follows:
Sevenoaks Town Council recommended refusal on the grounds of overdevelopment by virtue of the proposed height, scale and massing, as well as concerns with the access being on a very fast, blind corner of Oak Lane, and of the potential impact to the adjacent public footpath.**

Informative:

The Town Council noted that self-build planning applications are exempt from delivering a 10% Biodiversity Net Gain, however questioned the applicability of this designation to multiple one-bed flats within a single building. It considered that a self-built scheme would be unworkable in practice, and any exemption from Statutory Biodiversity obligations therefore regrettable.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00377/HOUSE	Summer Aucoin 04/08/2026	Cllr Gustard	Offset Architects
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr & Mrs Graham	Holmoak	Oak Avenue	Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/26

26/00377/HOUSE - Amended plan

Proposed front extension and loft conversion, including alterations to the rear roof form with the replacement of the two existing dormers. Juliette balcony to rear. Addition of PV Panels to South roof. Associated internal layout changes. Alteration to fenestration.

A summary of the main changes is set out below:

The applicant has provided an Arboricultural Method Statement and Tree Protection Plan.

Comment

Proposed by Cllr Daniell:

Sevenoaks Town Council recommended approval provided the Tree Protection plan is adhered to and the Planning Officer is satisfied there is no loss of amenity to neighbouring properties from the new glazed gable.

Planning Applications Considered

Applications considered on 27-7-26

6	<i>Plan Number</i> 26/00495/LBCALT	<i>Planning officer</i> Christopher Park 03/08/2026	<i>Town Councillor</i> Cllr Shea (As Leader, for Town)	<i>Agent</i> N/A
<i>Applicant</i> S M Buntastic Kent LTD (Mr M Buntastic)		<i>House Name</i>	<i>Road</i> 70 High Street	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 13/07/26
26/00495/LBCALT - REVALIDATED plan				
Proposed installation of a non-illuminated, double-sided projecting sign to the front elevation.				
A summary of the main changes is set out below:				
Elevations of signage received together with revised block plan.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

7	<i>Plan Number</i> 26/00902/FUL	<i>Planning officer</i> Abbey Aslett 31/07/2026	<i>Town Councillor</i> Cllr Skinner (As Vice-Chair, for Town)	<i>Agent</i> Manning Wistow Architect Ltd
<i>Applicant</i> Finchcocks Ltd (Mr N Nichols)		<i>House Name</i> Sevenoaks Business Centre	<i>Road</i> 15 Lime Tree Walk	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 10/07/26
26/00902/FUL - Amended plan				
Alteration to external fenestration and re-open an existing external entrance.				
A summary of the main changes is set out below:				
Changes to west elevation following Conservation Officer comments, including the removal of balconies. Materials information provided, as well as window and door details.				
Clarification of proposal description to remove reference to balconies.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 27-7-26

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00907/LBCALT	Zoe Dommett 06/07/2026	Cllr Layne	S3 Consulting Engineers Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Fawcitt		57 Bayham Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/07/26	

26/00907/LBCALT - Amended plan

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.

A summary of the main changes is set out below:

The heritage statement has been updated to provide information regarding the internal works.

Comment

Sevenoaks Town Council recommended approval, providing the amendment is in line with the Heritage Statement and that the Conservation and Planning Officers are satisfied.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00915/LBCALT	Summer Aucoin 04/08/2026	Cllr Shea (As Leader, For Town	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Town Council	War Memorial	The Vine	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/07/26	

26/00915/LBCALT - Amended plan

Cleaning and restoration works to the Vine War Memorial Sculpture and Plaques

A summary of the main changes is set out below:

The planning agent has provided an amended Heritage, Design and Access Statement, an amended Conservation Report and a document relating to the treatment methodology.

Comment

Sevenoaks Town Council did not provide comment, being the applicant.

Planning Applications Considered

Applications considered on 27-7-26

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01073/HOUSE	Bethany Prentice 05/08/2026	Cllr Wightman	BVDS Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Evans	Quarries	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/26	

26/01073/HOUSE - Amended plan

Driveway gate and fence replacement with new pedestrian gate. New gravelled pedestrian footpath.

A summary of the main changes is set out below:

The applicant has provided a proposed elevation illustrating additional detail of the proposed design in response to query from Conservation Officer.

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01295/HOUSE	Summer Aucoin 07/08/2026	Cllr Camp (As Chair, For Town)	PV Solar Installers Limite
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Humphrey		43 Argyle Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/07/26	

Installation of no 7 solar panels on the south west pitched roof and no 3 panels on the south facing rear roof. Installation of an Electric Vehicle Charging point.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the solar panels will not detract from the streetscene.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01339/HOUSE	Bethany Prentice 03/08/2026	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Reeve	Chartland	37 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/07/26	

Demolition of existing garage, interlinked side extension, chimneys, walls and gates. Erection of a 2 storey side extension with integrated ground floor garage with electric charging point. Single storey rear extension and creation of a front porch. Addition of solar panels, rooflights and associated landscaping

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-7-26

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01414/ADV	Ashley Bidwell 31/07/2026	Cllr Granville	Tesco Business Solutions
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tesco PLC (Mr B Train)		Site of	136 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/26
Proposal to install 1x fascia, 1x store directory (vinyl), 1x vinyls				

Comment

Sevenoaks Town Council recommended refusal, unless it is confirmed within the proposed material schedule and designs that the windows will remain transparent and unobstructed. This is on the grounds that retaining these passive surveillance features and secure, active frontage will provide essential public safety benefits with their overlooking onto the new public walkway, Chandler's Walk.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01485/ADV	Summer Aucoin 07/08/2026	Cllr Shea (As Leader, For Town	Quadrant Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The White Company (Mr G Wilk		Starbucks	112 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/26
1no. externally illuminated projecting sign, 1no. halo illuminated fascia sign				

Comment

Sevenoaks Town Council recommended refusal on the grounds of the proposed illumination of the fascia sign.

Informative:

The Town Council highlighted that the planning application's description does not encompass the entirety of the proposals, which include not only signage but a complete redesign and replacement of shopfront windows and doors to a building in the conservation area.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01535/HOUSE	Bethany Prentice 30/07/2026	Cllr Shea	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Weaire			9 Uplands Close	Riverhead (ADJOINING N
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/26
Proposed First Floor Rear Extension. New roof lantern for existing extension.				

Comment

Sevenoaks Town Council did not comment, as the application site is not located within its Parish boundary.

Planning Applications Considered

Applications considered on 27-7-26

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01546/CONVAR	Christopher Park 06/08/2026	Cllr Camp (As Chair, For Town)	Verve Planning Limited
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Bright Horizons Family Solution Limited		6 Pembroke Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/06/26	

Variation of condition 7 (Carpark allocation) of SE/84/1474 to Demolition of all existing buildings and erection of 6,450 sq. ft. Two-storey office building with amendment to allow the car part to be partially converted to a external play area including bin and buggy stores.

Comment

Sevenoaks Town Council recommended approval, provided:

- A Noise and Operational Management Plan is submitted and approved, which should include details on the proposed use of the outside space, as well as physical sound-proofing features by way of a boundary wall. This is in order to reduce amenity and noise impact to neighbours, as well as to secure the safety of the children,
- A Travel Plan demonstrating that the site and its proposed use can sustain the loss of parking is submitted and approved in writing.