

Tuesday, 18 August 2026



You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Harry Garrett Hall, Bat & Ball Centre, Cramptons Road, TN14 5DN** on **Monday, 24 August 2026, at the conclusion of the Extra Ordinary Town Council meeting which commences 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 via the following link: <https://www.youtube.com/@sevenoakstowncouncil1647> 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 and key considerations of the Planning & Environment Committee, please [click here](#).


Town Clerk

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

Committee Members – Quorum minimum of six members

Cllr Libby Ancrum	Cllr Sally Layne
Cllr Sue Camp (Chair)	Cllr Lise Michaelides
Cllr Dr Marilyn Canet	Cllr Lionel O'Hara – 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

Sevenoaks Town Council Offices,
Bradbourne Vale Road,
Sevenoaks, Kent TN13 3QG

council@sevenoakstown.gov.uk
www.sevenoakstown.gov.uk
01732 459953

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PUBLIC QUESTIONS

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

AGENDA

1. APOLOGIES FOR ABSENCE

To receive and note apologies for absence from members who are unable to attend the meeting.

2. REQUESTS FOR DISPENSATIONS

To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 33 of the Localism Act 2011.

3. DECLARATIONS OF INTEREST

To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.

4. MINUTES

To receive and agree the minutes from the Planning & Environment Committee meeting held on 10th August 2026.

(Document attached: 2026 08 10 DRAFT Minutes of STC's Planning & Environment Committee.pdf — p. 7)

5. KENT COUNTY COUNCIL PROPOSED AMENDMENT 5: A WAITING RESTRICTIONS ORDER

a) To receive notice that Kent County Council has published deposit documents for its proposed Order for Amendment 5: a Waiting Restrictions Order. This proposes to implement double yellow line waiting restrictions on various roads, as shown in the attached plan.

b) To note that representations supporting or objecting to the proposed Order can be made via Kent County Council's website via the below link until noon on 7th September 2026, and to decide whether the Town Council submit a formal response: <https://letstalk.kent.gov.uk/various-roads-in-the-district-of-sevenoaks-amendment-5-waiting-restrictions>

(Document attached: 2026 08 24 Agenda Item 5 TRO Deposit Document Amendment 5.pdf — p. 18)

(Document attached: 2026 08 24 Agenda Item 5 TRO Deposit Document Amendment 5 Plan.pdf — p. 23)

6. KENT COUNTY COUNCIL - HIGHWAYS ASSET MANAGEMENT PLAN PUBLICATION

a) To receive notice that Kent County Council has published its latest Highways Asset Management Plan, which sets out how the County Council manages its assets, planned actions for the future, and its five-year forward works programme.

b) To note that full details on the Plan are available to view on Kent County Council's website via the below link: <https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/roads-paths-and-transport-policies/managing-highway-infrastructure>

7. DARENT RIVER PRESERVATION SOCIETY - UPDATE ON LAWSON REPORT

To receive and note a report received from the Darent River Preservation Society, summarising the outcome of the John Lawson feasibility study which was completed in May 2026. For reference, the Town Council contributed £500 towards the Society's commission of this report, which sought to identify potential solutions and restorative interventions towards overabstraction of the Darent and Cray rivers.

(Document attached: 2026 08 24 Agenda Item 7 LAWSON Darent Report May 2026.pdf — p. 35)

8. HOLLYBUSH RESIDENTS ASSOCIATION REQUEST FOR A 20MPH SPEED INDICATOR ON BAYHAM ROAD

a) To receive a report summarising a request received from the Hollybush Residents Association for a speed indicator on Bayham Road, to reinforce the 20mph speed limit.

b) To consider the potential actions identified at the end of the report and repeated below:

1. To request an update from KCC Cllr Osborne, as to the **20mph SID trial** alluded to in his letter dated 16th September 2025, and reiterate the Town Council's request for the County Council to **reconsider its stance on allowing SIDs in 20mph areas**.

2. To consider potential alternative options for speed mitigation, including:

- Requesting **additional 20mph roundels** – either painted onto the road or erected onto repeater signs – throughout Bayham Road (estimated cost likely to start around £100 per sign. Road roundel cost is unknown, however cost could increase significantly if road surfacing works are required first)
- Consider potential locations on Bayham Road where a **20mph highway banner** – of which the Town Council owns three – could safely be displayed.
- Investigating potential viability of facilitating a new **local Community Speedwatch Scheme** – an initiative coordinated by Kent Police **but** which relies solely on trained local volunteers to attend the roadside sessions. Cllr Richard Streatfeild indicated during the Town Council's recent Highway Improvement Plan Liaison meeting that he would be willing to consider contributing to the start-up costs of this, which includes the purchase of a new portable SID device (estimated £2,000). Kent Police's Community Speedwatch webpage provides further information on the requirements of a Speedwatch scheme and recommends that there should be 2 to 20 volunteers willing to undertake the training and attend roadside sessions.

(Document attached: 2026 08 24 Agenda Item 8 Report on Bayham Road SID request.pdf — p. 36)

(Document attached: 2026 08 24 Agenda Item 8 Appendix Bayham Road request, RE SID lobbying.pdf — p. 38)

9. STREET NAMING AND NUMBERING - REVISED NOTIFICATION OF NEW ADDRESS

To receive notice and associated plans for the **revised** naming of 36-38 London Road, which have been converted into two self-contained flats. This notification replaces an earlier one which included an error, with the new addresses confirmed to be Flat 1 and Flat 2, 42E London Road.

(Document attached: 2026 08 24 Agenda Item 9 Street Naming Notice.pdf — p. 42)

(Document attached: 2026 08 24 Agenda Item 9 Street Naming Plan.pdf — p. 44)

10. DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the four weeks ending 17th August 2026.

(Document attached: 2026 08 24 Agenda Item 10 Decision notices.pdf — p. 47)

11. PLANNING APPLICATIONS

a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details see here.

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 17th August 2026.

(Document attached: 2026 08 24 Agenda Item 11 Planning Applications.pdf — p. 50)

12. PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

APPENDIX I — Public Documents

4. MINUTES

2026 08 10 DRAFT Minutes of STC's Planning & Environment Committee.pdf

5. KENT COUNTY COUNCIL PROPOSED AMENDMENT 5: A WAITING RESTRICTIONS ORDER

2026 08 24 Agenda Item 5 TRO Deposit Document Amendment 5.pdf

2026 08 24 Agenda Item 5 TRO Deposit Document Amendment 5 Plan.pdf

7. DARENT RIVER PRESERVATION SOCIETY - UPDATE ON LAWSON REPORT

2026 08 24 Agenda Item 7 LAWSON Darent Report May 2026.pdf

8. HOLLYBUSH RESIDENTS ASSOCIATION REQUEST FOR A 20MPH SPEED INDICATOR ON BAYHAM ROAD

2026 08 24 Agenda Item 8 Report on Bayham Road SID request.pdf

2026 08 24 Agenda Item 8 Appendix Bayham Road request, RE SID lobbying.pdf

9. STREET NAMING AND NUMBERING - REVISED NOTIFICATION OF NEW ADDRESS

2026 08 24 Agenda Item 9 Street Naming Notice.pdf

2026 08 24 Agenda Item 9 Street Naming Plan.pdf

10. DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

2026 08 24 Agenda Item 10 Decision notices.pdf

11. PLANNING APPLICATIONS

2026 08 24 Agenda Item 11 Planning Applications.pdf



**Minutes of the Planning & Environment Committee
Held on Monday, 10 August 2026 in the Council Chamber, Town Council
Offices, Bradbourne Vale Road, TN13 3QG**

Unfortunately, due to a technical issue, the planned livestream of this meeting on YouTube was unsuccessful

Meeting commenced: 7:00 PM Meeting Concluded: 7:51PM

Attendance

Present: Cllr Sue Camp, Cllr Claire Shea (Leader), Cllr Libby Ancrum, Cllr Dr Peter Dixon, Cllr Nigel Wightman, Cllr Catherine Daniell (Deputy Leader), Cllr Sally Layne, Cllr Chloe Gustard, Cllr David Skinner OBE, Cllr Lionel O'Hara (Deputy Mayor)

Apologies: Cllr Dr Marilyn Canet, Cllr Tony Clayton, Cllr Victoria Granville (Mayor), Cllr Lise Michaelides, Cllr Nick Varley, Cllr Gareth Willis

Also present: Planning Committee Clerk, Town Clerk / Chief Executive

268 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Dr Marilyn Canet, Cllr Tony Clayton, Cllr Victoria Granville (Mayor), Cllr Lise Michaelides, Cllr Nick Varley and Cllr Gareth Willis.

269 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

270 DECLARATIONS OF INTEREST

There were no declarations of interest.

271 MINUTES

The Committee received the MINUTES of the Planning & Environment Committee meeting held on 27th July 2026. **It was RESOLVED** that the minutes be approved.

272 KENT COUNTY COUNCIL PROPOSED AMENDMENT 6: A WAITING RESTRICTIONS ORDER

a) The Council received notice that Kent County Council (KCC) had published deposit documents for its proposed Order for Amendment 6: a Speed Limit Order on various roads, Otford, and that

representation supporting or objecting to this could be submitted by noon on 24th August 2026. It was **NOTED** that the proposed Order seeks to introduce a 20mph speed limit on the following roads in order to facilitate the emerging Otford to Sevenoaks walking, wheeling and cycling route:

- Berwick Way
- Cramptons Road
- Laurie Close
- Otford Road
- Swanzy Road
- The Moor Road

b) It was **NOTED** that further public notice documents had also been received in respect of two upcoming crossing point upgrades on Otford Road, proposed to complement the above projects.

c) Cllr Shea summarised the proposals which include a shared-space cycle route and controlled crossing points outside Sainsburys Supermarket and Aldi. Councillors expressed support for the scheme on the grounds of improved safety, as well as their appreciation that earlier proposals to include speed bumps in the design had been removed on the grounds of their parking impact.

d) It was **RESOLVED** that a draft response, stating the Town Council's support of the proposals, be produced by Cllr Shea and approved under the Delegated Authority* of the Town Clerk in consultation with the Chair or Vice Chair. This was on the grounds that the comment deadline is before the next Planning & Environment Committee.

**The Town Clerk has delegated authority to approve and / or make decisions on behalf of the Town Council where such a decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline.*

273 SEVENOAKS DISTRICT COUNCIL - STATEMENT OF COMMUNITY INVOLVEMENT

The Committee received notice that Sevenoaks District Council had adopted and published its Statement of Community Involvement, setting out how it will engage with the community on planning matters. It was **NOTED** that the decision had been approved on 22nd July 2026 under the delegated authority of the Development & Infrastructure Portfolio Holder, and that both the decision and adopted Statement were available to view on the District Council's website.

274 SEVENOAKS DISTRICT COUNCIL - PUBLIC CONSULTATION ON DRAFT CIL CHARGING SCHEDULE REVIEW

a) The Committee received notice that Sevenoaks District Council launched a consultation on its draft Community Infrastructure Levy (CIL) Charging Schedule Review on 6th August 2026, and that the deadline to comment on the proposed changes is 17th September 2026.

b) It was **NOTED** that all documents relevant to the consultation, including supporting documents and the opportunity to comment, are available via the District Council's website.

c) It was **NOTED** that a draft response to the consultation would be prepared by the Town Council's Local Plan Working Group, which is due to meet on 20th August 2026 to review the Regulation 19 draft Local Plan.

d) The Town Clerk advised that she is due to attend a joint meeting with the Town Clerks of the other three Town Councils within the District - being Swanley, Westerham and Edenbridge Town Council - in order to discuss the proposals. This had been scheduled on the grounds that the four Town Councils will likely be the most impacted by the loss of CIL income, due to the majority of larger housing developments being located within their boundaries.

275 KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON PRE-SUBMISSION DRAFT KENT MINERALS SITE PLAN

a) The Committee received notice that Kent County Council is consulting on its pre-submission draft Kent Minerals Site Plan, which is proposed for formal submission to an independent examiner.

b) It was **NOTED** that all documents relevant to the consultation, including supporting documents and the opportunity to comment, are available to view via the Kent County Council public consultation webpage. It was **NOTED** that the deadline to comment is 10th September 2026.

c) The Committee **NOTED** that the draft Plan includes a proposal to quarry a portion of Ancient Woodland, however that the proposed site sits outside of both the Sevenoaks Town as well as Sevenoaks District boundary. Councillors debated whether this would nevertheless have a County-wide impact, and it was therefore **RESOLVED** that the Item be deferred in order to allow Councillors more time to consider whether residents of Sevenoaks Town would be affected by the draft Plan's contents. Cllr Gustard volunteered to review the proposals and report to the next Planning & Environment Committee.

276 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 3rd August 2026.** It was** **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

277 PRESS RELEASES

None.

The meeting closed at 19:51.

Signed: _____

Chair of the Planning & Environment Committee

Date: _____

UNAPPROVED MINUTES

Schedule of planning comments agreed 10-08-2026

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 10-8-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00965/LBCALT	Summer Aucoin 21/08/2026	Cllr Layne	Stephen Langer Associat
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	R Greene and V Hooker	Kent Cottage	Wilderness Mount	Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/26

26/00965/LBCALT - Amended plan

A summary of the main changes is set out below:

Replace existing glazing with vacuum glazing as per methodology within Design, Access and Heritage Statement

The planning agent has provided an updated heritage report.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer's confirmation that the glazing replacements and all fenestration works respect the property's historic character.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01414/ADV	Ashley Bidwell	Cllr Camp (For Town, as Chair)	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>
				24/07/26

26/01414/ADV - Amended plan

Proposal to install 1x fascia, 1x store directory (vinyl), 1x vinyls

A summary of the main changes is set out below:

Amended plans received to propose a lighter background colour for the vinyl's in accordance with the advice from the conservation officer.

Comment

Sevenoaks Town Council reiterated its previous recommendation for 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.

Planning Applications Considered

Applications considered on 10-8-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01484/FUL	Summer Aucoin 20/08/2026	Cllr Shea	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>	
			30/07/26	

Partial new shopfront to existing unit for new retail space, similarly designed to those surrounding and to match the local and brand aesthetic. New Signage as per brand standard details.

Comment

Sevenoaks Town Council recommended refusal on the grounds of the proposed signage's illumination.

Informative:

The Town Council also raised concerns regarding the proposed painting of the brickwork, as well as the Heritage Statement's omission of any recognition or assessment of the building's location within the High Street Conservation Area.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 10-8-26

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01502/FUL	Christopher Park 17/08/2026	Cllr Skinner	Planning Prospects Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Enterprise Rent-A-Car UK Ltd	Fairalls Builders Merchants Sk	Bradbourne Vale Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/07/26	

Rental vehicle premises (Sui Generis), including demolition of existing buildings, erection of a modular office, rental vehicle wash bay and associated works including lighting and boundary treatment and advertisement consent for the display of advertisements associated with the proposed use.

Comment

Sevenoaks Town Council recommended refusal, unless:

- Kent Highways analyse and confirm that there would be no significant negative impact on traffic flows in the light of the constraints of the Bat & Ball junction - both in its existing format as well as once the roundabout secured via the Section 106 agreement for 22/00512/OUT has been delivered. The Town Council considered that confirmation should be required that this application would not significantly impact either the current situation, nor the situation in the future following the developments at the Greatness Quarry as well as any further development flowing from the Local Plan.
- The Planning Officer is completely satisfied with the effectiveness of the drainage plan.
- The Planning Officer is completely satisfied that the noise from the car wash will not have an adverse impact to neighbours.

Informative:

Should the Planning Officer be minded to approve the application, Sevenoaks Town Council requested that access and spatial allocation for the cycle path envisioned within the Town Council's St Johns Masterplan be secured via any emerging Section 106 agreement for the site. This would deliver a safer active travel route to St James Road, linking existing cycle routes and allowing cyclists to bypass the Bat & Ball junction. The Town Council further highlighted that the St Johns Masterplan and its proposed cycle route is supported by Policy SEV1 of the Regulation 19 Draft Local Plan, as well as being part of the growing evidence base of both the existing and future review of the Sevenoaks Town Neighbourhood Plan.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01503/ADV	Christopher Park 17/08/2026	Cllr Skinner	Planning Prospects Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Enterprise Rent-A-Car UK Ltd	Fairalls Builders Merchants Sk	Bradbourne Vale Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/07/26	

One double sided internally illuminated pylon sign (Sign 1), three-sided illuminated fascia band (Sign 2), four stall signs (sign3)

Comment

Sevenoaks Town Council recommended approval, however only in the instance that:

- The accompanying full planning application referenced 26/01502/FUL (which the Town Council has recommended the refusal of) is granted planning permission; and
- A condition is added to any grant of approval, setting a reasonable time restriction on any lighting in order to reduce negative impact to residents.

Planning Applications Considered

Applications considered on 10-8-26

6	<i>Plan Number</i> 26/01584/LBCALT	<i>Planning officer</i> Abbey Aslett 12/08/2026	<i>Town Councillor</i> Cllr Shea (As Leader, for Town)	<i>Agent</i> TDC Architects
<i>Applicant</i> Mr M Roux		<i>House Name</i> Emily Jackson House	<i>Road</i> Emily Jackson Close	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/07/26
Repair to West and East Wing Gables, reinstatement of blown render, and replacement of existing doors and double-glazed sash windows on a like-for-like basis.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i> 26/01595/HOUSE	<i>Planning officer</i> Bethany Prentice 11/08/2026	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> JPD Architecture Ltd
<i>Applicant</i> Mr & Mrs Steggles		<i>House Name</i>	<i>Road</i> 3 Downsview Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 21/07/26
Construction of single storey side extension and front porch. Alterations to roof to accommodate a loft conversion for additional living accommodation. Installation of solar panels and juliet balcony.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity to neighbours by way of overlooking.

8	<i>Plan Number</i> 26/01689/HOUSE	<i>Planning officer</i> Bethany Prentice 19/08/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> SEHBAC Ltd
<i>Applicant</i> Mr Walton		<i>House Name</i> Orchard House	<i>Road</i> 10A Burntwood Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/07/26
Single-storey rear extension with roof lights, with alterations to rear fenestration and associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i> 26/01691/LBCALT	<i>Planning officer</i> Summer Aucoin 18/08/2026	<i>Town Councillor</i> Cllr Camp (As Chair, for Town)	<i>Agent</i> A&Q Partnership (London)
<i>Applicant</i> Nationwide Building Society		<i>House Name</i> Nationwide	<i>Road</i> 86 High Street	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/07/26
Installation of combined defibrillator and bleed kit cabinet to external wall of Nationwide Building Society branch.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-8-26

10	<i>Plan Number</i> 26/01712/HOUSE	<i>Planning officer</i> Bethany Prentice 17/08/2026	<i>Town Councillor</i> Cllr Layne	<i>Agent</i> Schwartz Hansen Ltd
<i>Applicant</i> Mr G Scandling		<i>House Name</i>	<i>Road</i> 11 Sandy Lane	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 27/07/26
Erection of a single-storey rear extension: erection of an attached covered patio structure to the rear; installation of an additional rooflight, and associated alterations to the rear fenestration.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i> 26/01770/HOUSE	<i>Planning officer</i> Bethany Prentice 17/08/2026	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Offset Architects
<i>Applicant</i> Mrs C Parker		<i>House Name</i> Vale Lodge	<i>Road</i> 124 Bradbourne Road	<i>Locality</i> St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 27/07/26
Extension to existing orangery including replacement of glazed roof with new roof with roof lights. Associated internal alterations, including reinstatement of a small wall section beneath existing structural beam within the snug. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation officer is satisfied with the changes proposed.

12	<i>Plan Number</i> 26/01771/LBCALT	<i>Planning officer</i> Bethany Prentice 17/08/2026	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Offset Architects
<i>Applicant</i> Mrs C Parker		<i>House Name</i> Vale Lodge	<i>Road</i> 124 Bradbourne Road	<i>Locality</i> St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 27/07/26
Extension to existing orangery including replacement of glazed roof with new roof with roof lights. Associated internal alterations, including reinstatement of a small wall section beneath existing structural beam within the snug. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation officer is satisfied with the changes proposed.

Planning Applications Considered

Applications considered on 10-8-26

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01776/ADV	Christopher Park 17/08/2026	Cllr Dr Dixon	Pinnacle Architecture Limi
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Laurels Sevenoaks Limited (Ms	Walthamstow Hall Junior Schoo	Bradbourne Park Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/07/26	
Sign1 - Welcome sign; Sign 2 - Parking directions; Sign 3 - Pedestrian directions; Sign 4 - Directions; Sign 5 - Staff and Deliveries directions; Sign 6 - Pedestrian Directions.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

UNAPPROVED MINUTES



DOCUMENTS on DEPOSIT

**These documents
should remain available
for public inspection until
7 September 2026**

**In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTION AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER
(AMENDMENT No.5) ORDER 2026**

Road Traffic Regulation Act 1984

Please return to:

Traffic Management Team

Kent County Council Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU



In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER
(AMENDMENT No.5) ORDER 2026
Road Traffic Regulation Act 1984

The KENT COUNTY COUNCIL, acting as the Local Authority and in exercise of its powers under Sections 1, 2, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 53, 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, the Traffic Management Act 2004, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby proposes to make the following order. The effect of the proposed Order will be to implement no waiting at any times DYL waiting restrictions on the following length of road in Various Roads, Sevenoaks:-

ASH ROAD – (1) On the west side join up the existing DYLS outside the Post Office. (2) On the east side from its junction with St Johns Lane for a distance of 21 metres in a northerly direction.
BESSELS WAY – On both sides from the Junction with Westerham Road and 12/24 Bessels Way place Single Yellow Lines between 8.30am and 6.30pm between the existing DYLS.
DARENTH LANE – On the east side extend the existing DYLS outside property 2 Darenth Lane by 2 metres in a southerly direction.
DOWNSVIEW CLOSE – On the west side outside properties 12 and 13 from the junction of Downsvue Close for a distance of 8 meters north and 8 metres south.
HIGH STREET – On the west side outside 73/75 High Street change the existing parking bays to include a Wednesday Market restriction between 2am and 2pm.
HOLLY BUSH LANE – On the west side opposite 6 and 10 Holly Bush Lane place a residents permit parking bay with shared limited waiting between Mon-Fri 8.30am to 6.30pm.
LIME TREE WALK – On the south side both sides of the junction entrance with Sennocke Court place DYLS to join up with the existing parking bays.
LONG BARN ROAD – On the north west side change the existing school keep clear markings from 8.30am-9.30am and 3pm-4pm to 8am-9am and 3pm-4pm.
MILL LANE – (1) On the south west side to a point 16 metres north and 28 metres south of its junction with Silk Mills Close. (2) On both sides of the junction with Seal Road for a distance of 5 metres in a northerly direction.
OTFORD ROAD – On the west side from the junction with Bradbourne Vale Road extend the existing DYLS by 7 metres in a northerly direction.
SEAL ROAD – On the north side to a point 17 metres west and 30 metres east from its junction with Mill Lane.
SILK MILLS CLOSE – On both sides of the junction with Mill Lane for a distance of 5 metres in a
SOUTH PARK – On the south side outside the telephone exchange change the existing electric bay from taxis only to all vehicles.
ST JOHNS LANE – On the north side from its junction with Ash Road for a distance of 16 metres in an easterly direction.
ST MARYS DRIVE – On the south east side from a point opposite the south western property boundary of 20 St Marys Drive for a distance of 5.5 metres in a south westerly direction.
VINE COURT ROAD – On the west side extend the existing DYLS outside 17 Vine Court Road by a distance of 4 metres in a northerly direction.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 14 August 2026.

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the local area to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by 12 noon Monday 7 September 2026.

Simon Jones Corporate Director Growth, Environment & Transport

STATEMENT of REASON

**Kent
County
Council**
kent.gov.uk



In the District of Sevenoaks

THE KENT COUNTY COUNCIL (VARIOUS ROADS, DISTRICT OF SEVENOAKS) (WAITING RESTRICTIONS AND STREET PARKING PLACES) (CONSOLIDATION) ORDER (AMENDMENT No.5) ORDER 2026

Road Traffic Regulation Act 1984

STATEMENT OF REASONS

The Kent County Council acting as the Local Traffic Authority propose the Order as referred to above to help with traffic flow and deal with inconsiderate parking as show on the following plans:-

- for avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising
- for facilitating the passage on the road or any other road of any class of traffic (including pedestrians)
- for preserving or improving the amenities of the area through which the road runs.

Lorna Day

Kent Parking & Enforcement Manager
Highways & Transportation

4. In Schedule 8 to the Order of 2026 the following table shall be replaced by the existing table:-

Specific exceptions:

Road Name	Restriction Type	Location	Exceptions
High Street, Sevenoaks	Payment Parking	From a point 8m north of the boundary of 71 & 73 High Street, northwards to a point in line with the northernmost corner of 75a High Street.	Market Traders Saturday 2am- 6.30pm and Wednesday 2am- 2pm

GIVEN under the Common Seal of The Kent County Council

This day of 2026

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL
was hereunto affixed
in the presence of: -**

Authorised Signatory



Key to Restriction Types Displayed

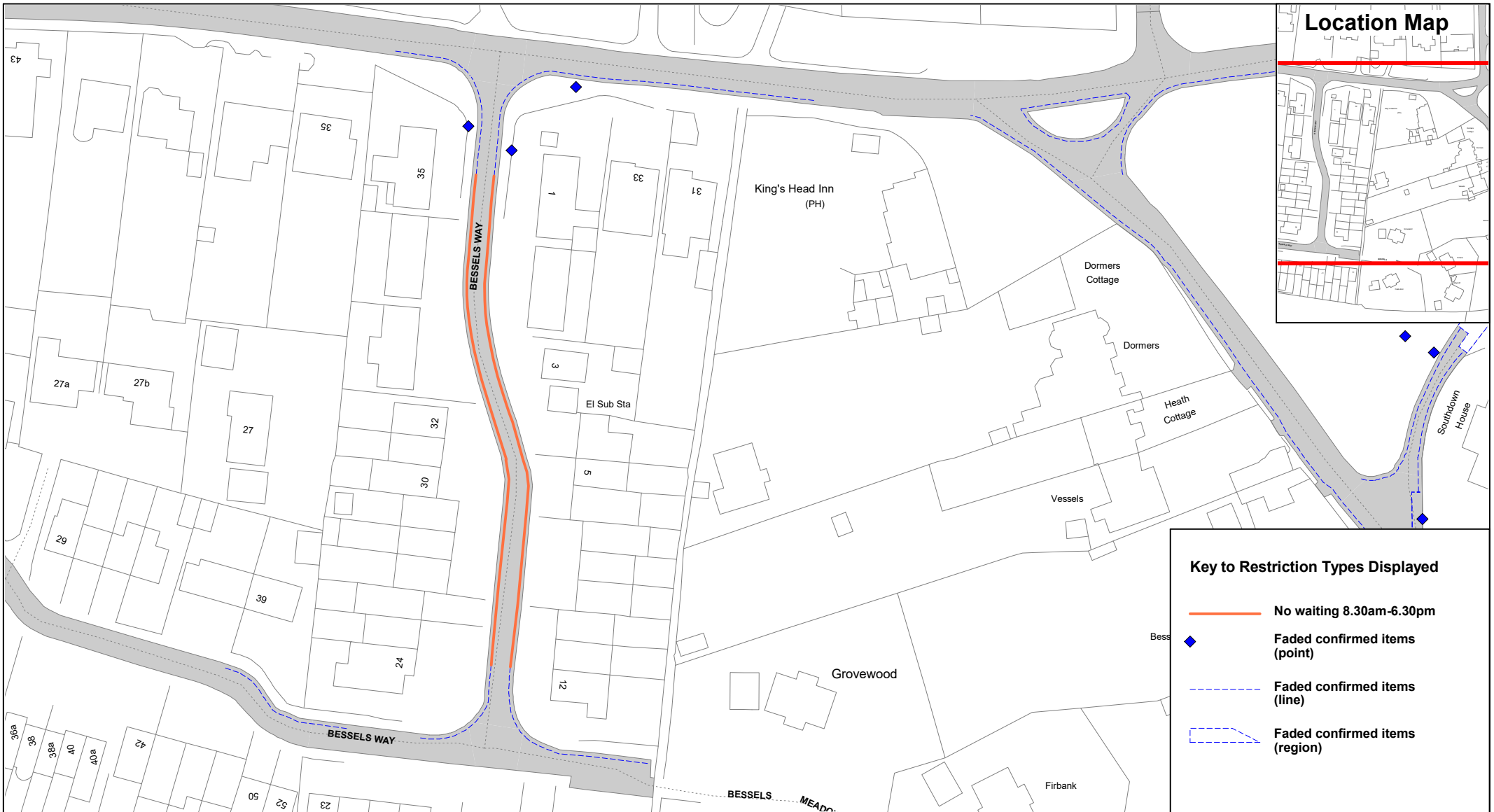
- No waiting at any time
- Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



Ash Road Proposed Restrictions

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Kent County Council
Licence No. 100019238 2026

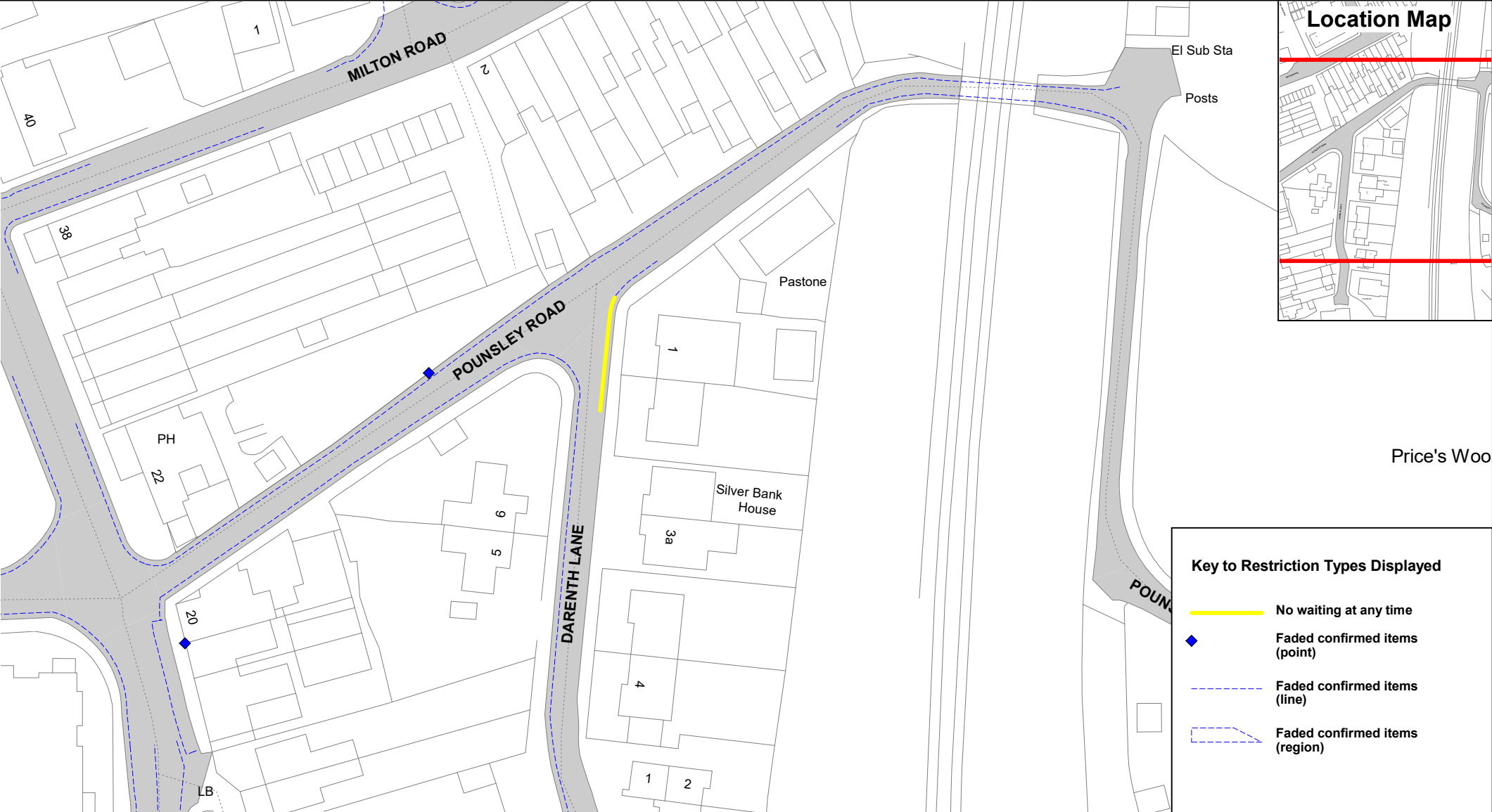
SCALE	1 : 800
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Bessels Way Proposed Restrictions

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SCALE	1 : 1000
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Key to Restriction Types Displayed

- No waiting at any time
- Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



Darent Lane
Proposed Restrictions

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SCALE	1 : 750
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Key to Restriction Types Displayed

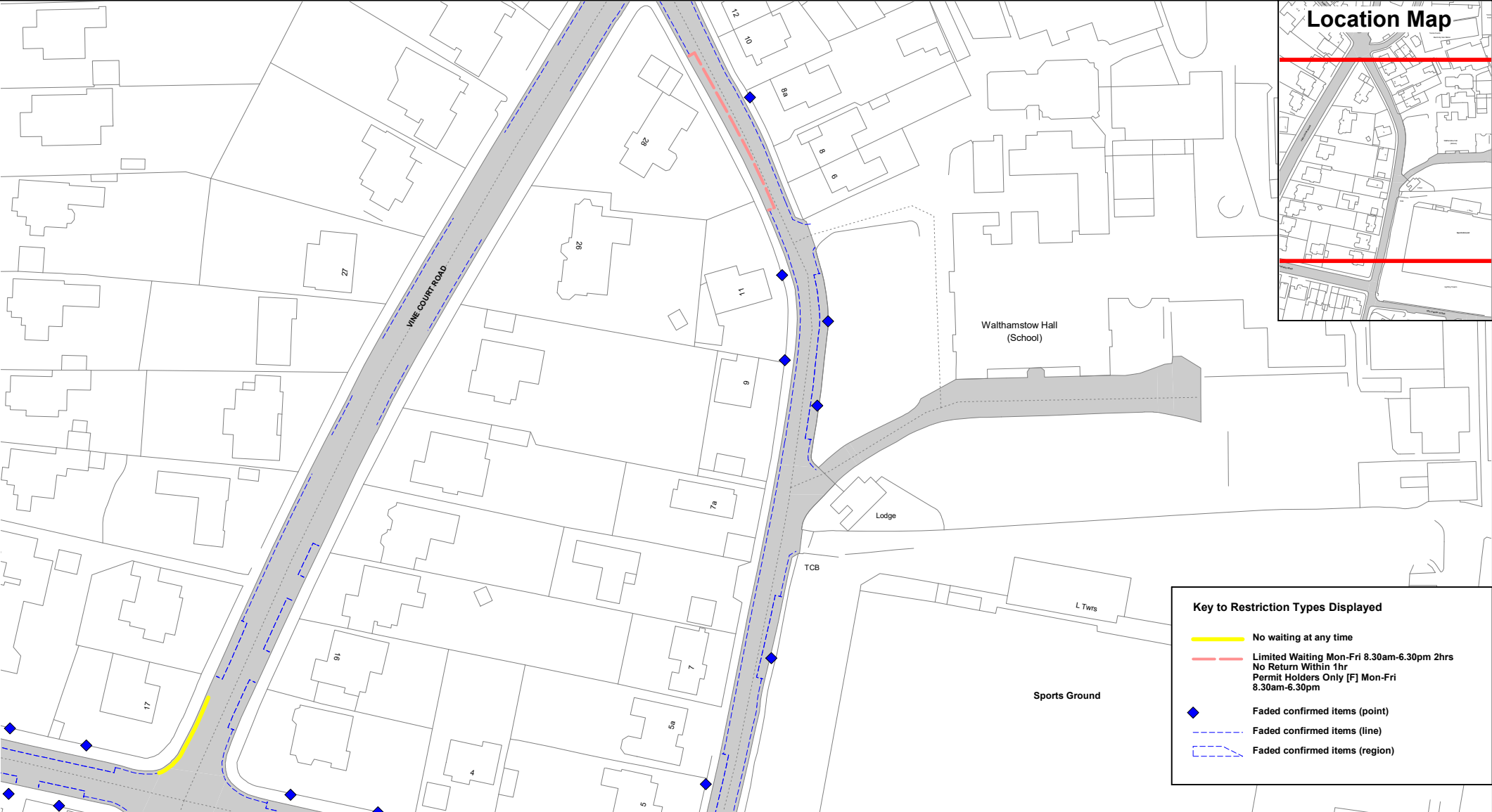
- No waiting at any time
- Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



Downsview Close
Proposed Restrictions

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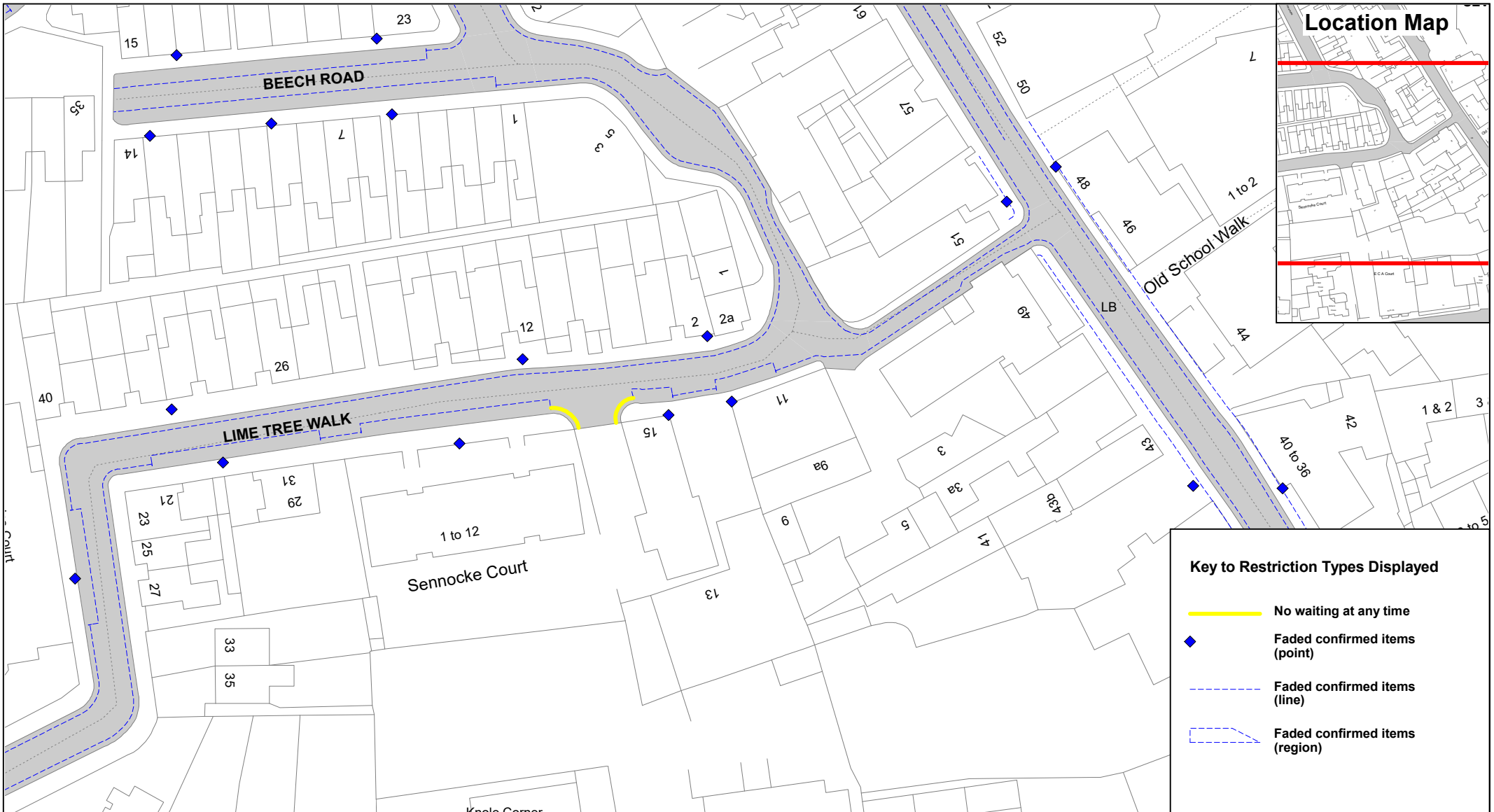
SCALE	1 : 850
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Holly Bush Lane and
Vine Court Road
Proposed Restrictions

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Licence No. 100019238 2026

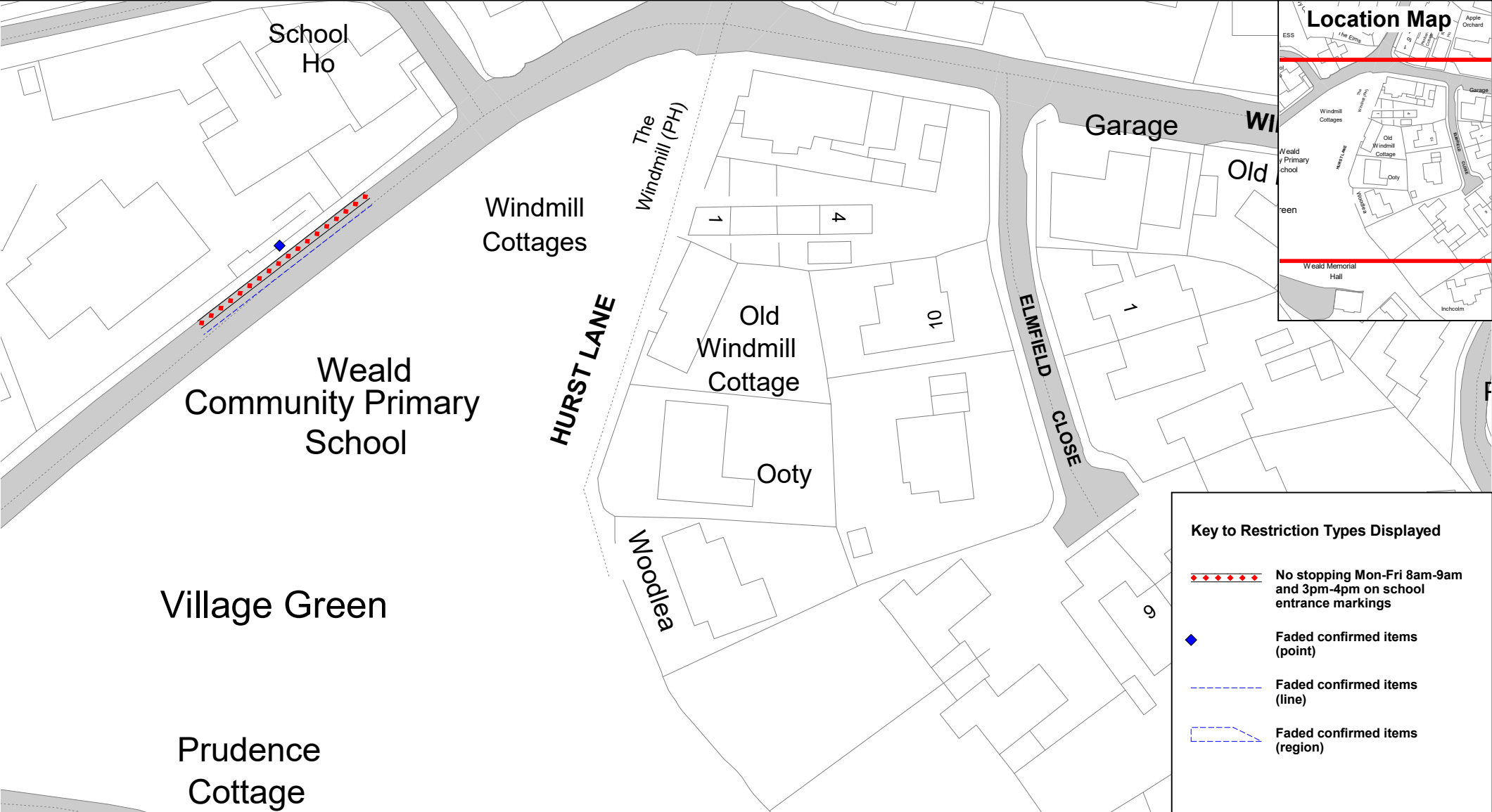
SCALE	1 : 1250
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Lime Tree Walk
Proposed Restrictions

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SCALE	1 : 750
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Key to Restriction Types Displayed

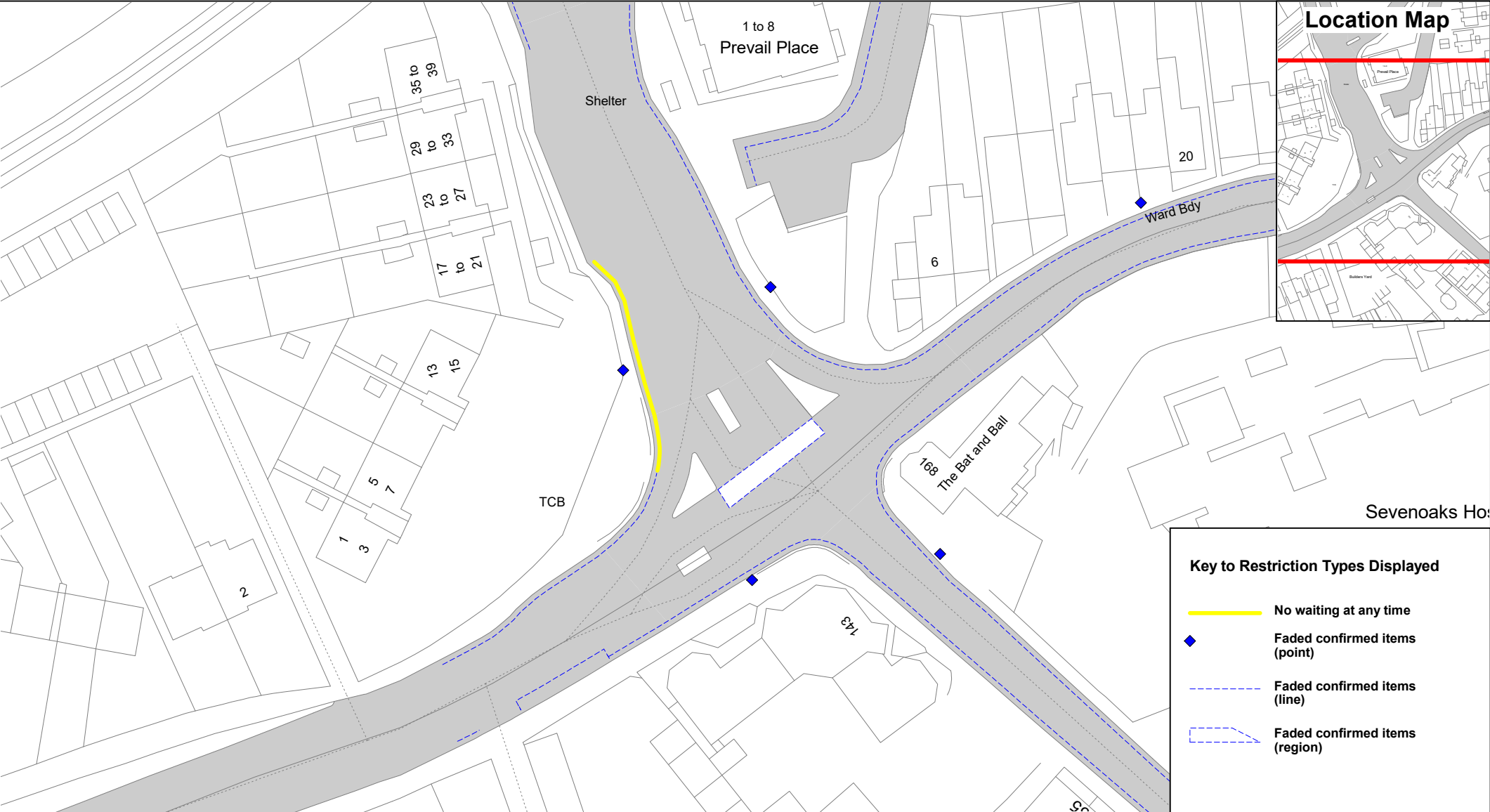
-  No stopping Mon-Fri 8am-9am and 3pm-4pm on school entrance markings
-  Faded confirmed items (point)
-  Faded confirmed items (line)
-  Faded confirmed items (region)



Long Barn Road
Proposed Restrictions

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SCALE	1 : 750
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Key to Restriction Types Displayed

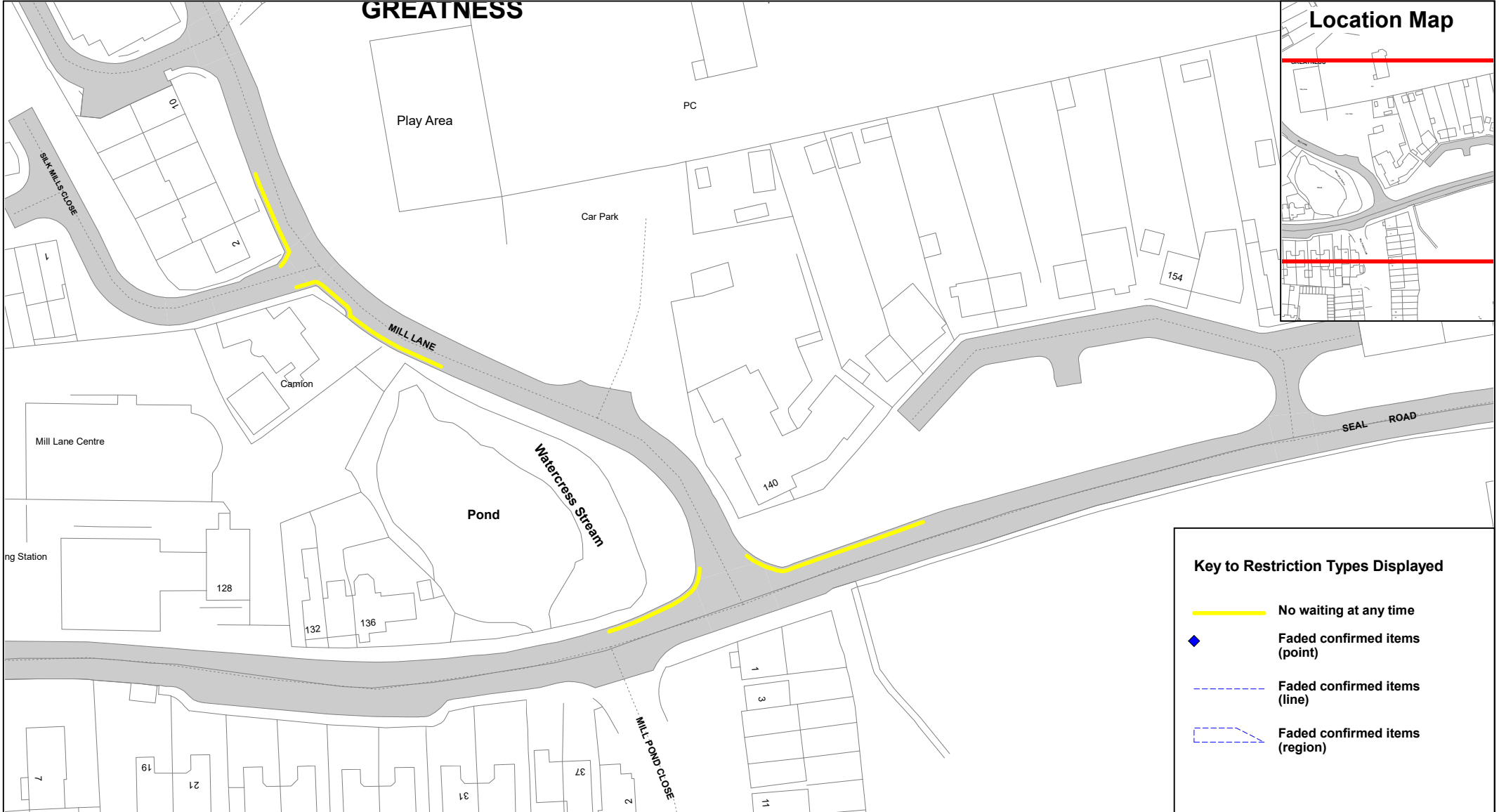
- No waiting at any time
- Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



Otford Road Proposed
Restrictions

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SCALE	1 : 750
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Key to Restriction Types Displayed

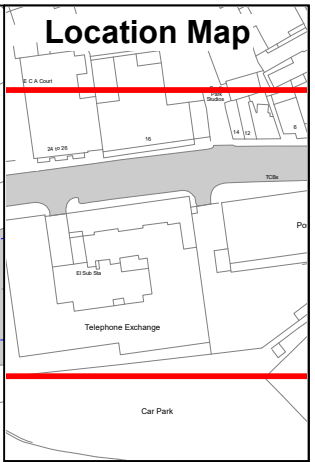
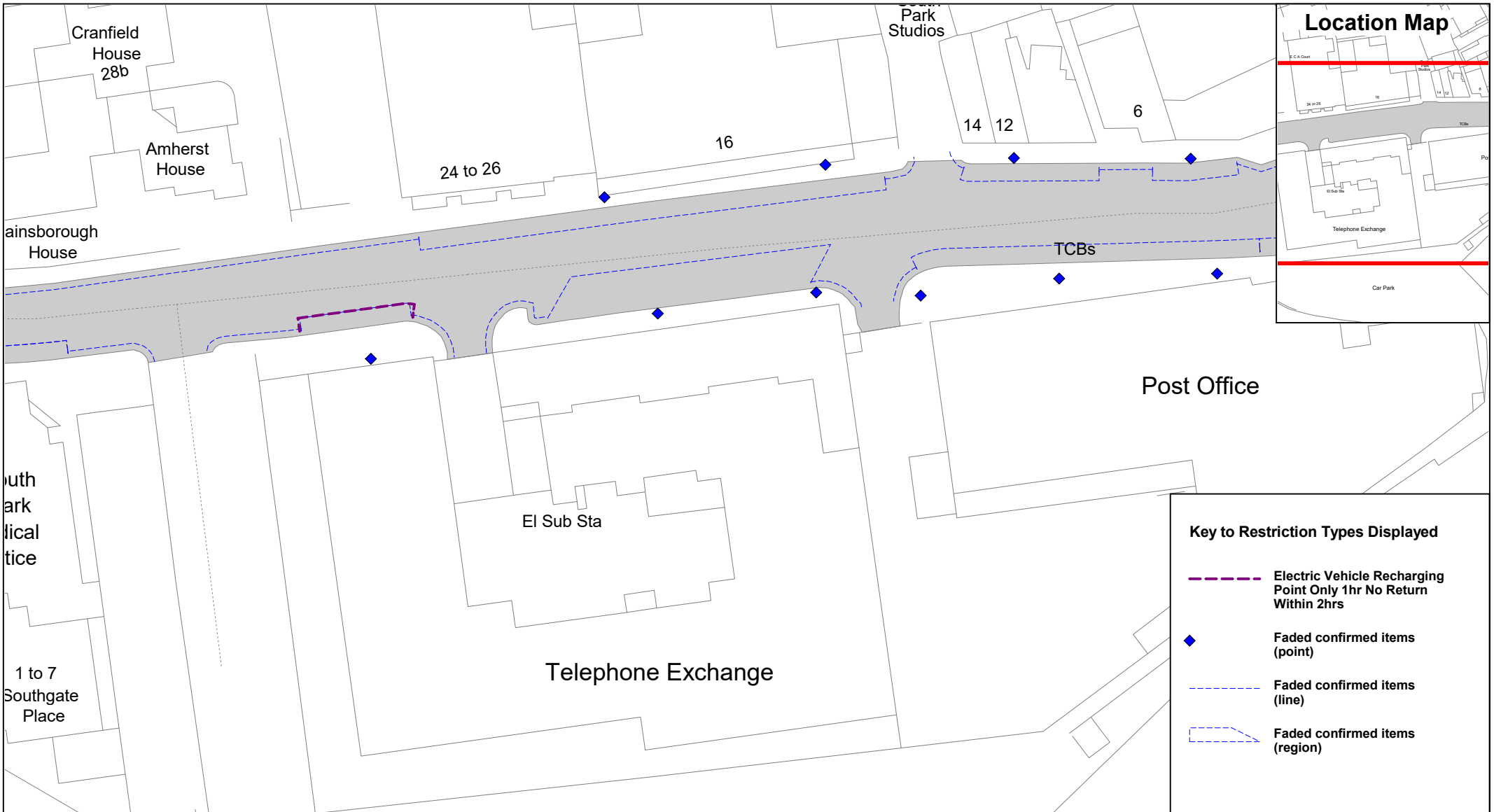
- No waiting at any time
- Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



Mill Lane, Silk Mills Close
and Seal Road Proposed
Restrictions

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SCALE	1 : 1000
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DRAWN BY	



Key to Restriction Types Displayed

- Electric Vehicle Recharging Point Only 1hr No Return Within 2hrs
- Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



South Park Proposed Restrictions

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St Jonhs Lane and Ash
Road Proposed
Restrictions

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SCALE	1 : 750
DATE	24/07/2026
DRAWING No.	
DRAWN BY	



Key to Restriction Types Displayed

- No waiting at any time
- ◆ Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



St Marys Drive
Proposed Restrictions

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DATE	24/07/2026
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Key points of this report

Despite some modest abstraction reductions in the past 30 years, the Rivers Darent and Cray are still amongst the most over-abstracted chalk streams in the country. There is good measured and modelled evidence to show that the relatively small abstraction reductions to date have converted into increased river flows, but there is still a long way to go in re-naturalising river flows and ecology. There should be a rejection of any suggestion that the abstraction reductions to date have not led to river flow increases.

Present water company plans propose almost complete cessation of Darent-Cray abstractions, but not until after 2050 and with several billion pounds cost of replacement sources. Although river flows would be restored to close to natural, the important aquifer storage would be lost for public water supply resilience – throwing the baby out with the bathwater. No decision will be taken on actual reductions until after more investigations, not due until 2035. In view of the huge cost of replacement sources, the reductions eventually agreed seem likely to be much less than currently planned.

This report proposes a fast and low cost re-naturalisation of flows in the Rivers Darent and Cray by using existing Darent-Cray supplies in conjunction with supplies from London. At most times, areas currently supplied from the Darent-Cray sources would be supplied from London. During droughts, the supplies would instead come from the Darent-Cray sources. The scheme concept would be similar to a smaller Darent-London conjunctive use scheme proposed in the 1990s but not significantly used.

Modelling shows that, with the proposed conjunctive use scheme, river flows would be almost completely restored to natural levels at most times. During droughts, river flows would be lower than natural, but still far above the flows that currently occur in droughts. There would be minimal effect on London's supplies, because the Darent supply from London would not be used in droughts. There would be no need for water from any major new resource schemes like the planned £6.6 billion White Horse Reservoir near Abingdon.

The Darent-London conjunctive use scheme would require a new connection between existing London supplies and the Darent-Cray valleys (a connection that would also be needed in the water companies' current plans). Developed in phases, the scheme could be operational within about 10 years, possibly starting earlier with a pilot scheme.

If feasible, the development of the Darent-London conjunctive use scheme would be a triumph for the water industry, enabling quick repair of long-standing and notorious environmental damage to the rivers, combined with several billion pounds of cost saving through avoidance of need for major new infrastructure elsewhere. The conjunctive use scheme would be strategically significant in plans for future water resources in London and the South East. In this context, it is recommended that DRiPS, South East Rivers Trust and DVTF should now engage with the water companies and regulators confidentially, with a limited circulation of this report.

Agenda Item 8

Request from Hollybush Residents Association for a speed indicator on Bayham Road, to reinforce the 20mph speed limit

Background:

Hollybush Residents Association has requested that the Town Council consider installing a speed indicator – “if only for a temporary period” – to raise awareness and compliance of the 20mph speed limit.

Speed Indicator Devices (SID) and Vehicle Activated Signs (VAS) – the former of which is a portable device moved between fixed locations and erected onto a post, and the latter of which is essentially a permanent version of the SID, are currently not permitted by Kent County Council on 20mph roads. This is on the justification that Kent County Council report that the equipment is not sensitive enough to report speeds at 20mph.

Sevenoaks Town Council has lobbied persistently, both to Officers as well as the Portfolio Holder for Highways and Transport, for Kent County Council to reconsider this stance, and provided evidence that equipment – sold by its own 30mph SID supplier – exists which is explicitly advertised for installation on 20mph roads.

The most recent lobbying attempt was directed to the Kent Council Portfolio Holder Cllr Peter Osborne in late 2025, requesting that he bring the matter to the consideration of the County Council’s Cabinet. Copy of the resulting correspondence is provided at the end of this report, for reference. Cllr Osborne’s response included explanation that a 20mph SID would fail to activate for traffic at 20mph and above.

Potential options for the Town Council to consider:

1. To request an update from Cllr Osborne, as to the **20mph SID trial** alluded to in his letter dated 16th September 2025, and reiterate the Town Council’s request for the County Council to **reconsider its stance on allowing SIDs in 20mph areas**.
2. To consider potential alternative options for speed mitigation, including:
 - Requesting **additional 20mph roundels** – either painted onto the road or erected onto repeater signs – throughout Bayham Road (estimated cost likely to start around £100 per sign. Road roundel cost is unknown, however cost could increase significantly if road surfacing works are required first)
 - Consider potential locations on Bayham Road where a **20mph highway banner** – of which the Town Council owns three – could safely be displayed.
 - Investigating potential viability of facilitating a new **local Community Speedwatch Scheme** – an initiative coordinated by Kent Police **but** which relies solely on trained local volunteers to attend the roadside sessions. Cllr Richard Streatfeild indicated during the Town Council’s recent Highway Improvement Plan Liaison meeting that he would be willing to consider contributing to the start-up costs of this, which includes the purchase of a new portable SID device

(estimated £2,000). Kent Police's Community [Speedwatch webpage](#) provides further information on the requirements of a Speedwatch scheme and recommends that there should be 2 to 20 volunteers willing to undertake the training and attend roadside sessions.

10th September 2025

Councillor Peter Osborne
Cabinet Member for Highways and Transport
Kent County Council
County Hall
Maidstone
ME14 1XQ

Dear Cllr Osborne,

RE: Request to Amend County Policy on SID / VAS in 20mph Areas

I am writing on behalf of Sevenoaks Town Council's Planning & Environment Committee, to request your support in its appeal for the County Council to review and amend its current policy which prohibits the use of Speed Indicator Devices (SIDs) and Vehicle Activated Signs (VAS) on 20mph roads.

As you are aware, the County's present position is that SIDs and VAS are not permitted in 20mph zones. The latest [Highway Improvement Plan Pack](#) published in Summer 2025 states this to be on the grounds that:

1. The radar unit is not sensitive enough to record speeds as low as 20mph, and
2. 20mph limits are intended to be self-enforcing.

While the Town Council recognises these points, it considers that the prohibition is outdated and counterproductive to the objectives of the [County's 20mph policy](#).

Firstly, the Town Council's investigations have identified that the County's own approved supplier of SIDs and VAS signs (used widely for 30mph roads) also offers models calibrated specifically for 20mph speed limits. These devices are fully capable of detecting and displaying speeds from 20mph upwards, demonstrating that the technological barrier cited is no longer valid.

Secondly, and more importantly, SIDs and VAS are not enforcement tools—they are awareness tools. Their purpose is to remind drivers of the speed limit and encourage voluntary compliance. Research supports this: a study in South London found that SIDs reduced average vehicle speeds by 1.4 mph, with significantly fewer drivers exceeding the limit, and with an influence extending for several hundred metres beyond the device. Even modest reductions in average speed are important; the Department for Transport has found that a 1 mph reduction in urban traffic speeds typically results in a 6% fall in collisions. Kent County Council itself recognises this statistic, underlining the potential life-saving impact of even small improvements.

The benefits of improved compliance with 20mph speed limits are well evidenced. Transport for London reports a 34% reduction in people killed or seriously injured following the adoption of 20mph schemes, while a long-term study across London's 20mph zones found casualty reductions of over 40%, particularly among child pedestrians and cyclists. National guidance also indicates that

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

Town Clerk

20mph zones with supportive measures can cut collisions by around 60%, and reduce child injuries by up to two-thirds.

By contrast, where 20mph limits rely solely on static signage, reductions in speed and casualties have been modest. Government-commissioned research on “signs-only” 20mph schemes found average reductions of less than 1 mph, with little measurable impact on casualty rates. The Parliamentary Advisory Council for Transport Safety (PACTS) has highlighted that casualty reductions of about 11% are typical in such schemes, compared with around 40% where supportive measures such as calming or awareness tools are introduced.

Within Kent, there are already excellent examples of Town and County working together to improve compliance without relying on speed humps or heavy engineering. The Faversham 20mph scheme, using features such as gateway signs, planters, and coloured surfacing, has demonstrated how visual cues can positively influence driver behaviour. The use of SIDs and VAS in 20mph zones would be a logical, evidence-based extension of these proven approaches.

In addition, the Town Council regularly receives concerns from residents regarding non-compliance with 20mph limits. The absence of any permitted awareness measures undermines public confidence in the policy and limits our ability to improve compliance. By allowing the use of SIDs and VAS in 20mph zones, the County Council would be giving communities a practical, evidence-based tool to encourage safer driving behaviour and deliver the road safety benefits that the 20mph policy is intended to achieve.

Sevenoaks Town Council therefore respectfully requests that you support its appeal and raise a request for the Cabinet to amend the Kent County Council’s policy to allow the installation and use of SIDs and VAS in 20mph areas. Such a change would align the County with best practice elsewhere, empower Town and Parish Councils to respond constructively to local road safety concerns, and ultimately help improve driver compliance, community confidence, and the safety of all road users.

The Town Council would welcome the opportunity to discuss this further with you and your Officers, and to explore how the County might best pilot or implement this change in Sevenoaks as a case study for wider benefit.

Thank you for your consideration.

Yours sincerely,
Georgie Elliston
Planning Committee Clerk

Sevenoaks Town Council,
Town Council Offices,
Bradbourne Vale Road,
Sevenoaks
TN13 3QG

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

Town Clerk



Georgie Elliston
(on behalf of Sevenoaks Town Council)

Sent via secure email
planning@sevenoakstown.gov.uk

**Cabinet Member for
Highways & Transport**
Sessions House
Maidstone
Kent
ME14 1XQ

Date: 16 September 2025

Reference: 59926153

Dear Georgie

Thank you for your correspondence regarding the use of electronic warning signs in 20mph zones, I have sought advice on this matter from the Traffic Operations and Technology Team.

There are two distinct types of equipment in use on Kent highways in this regard; fixed Vehicle Activated Signs (VAS) and portable Speed Indicator Devices (SID). Both are valuable driver education tools, but each has a specific use and requirements for installation which are assessed based on the location where the concern exists. I understand that you have researched signs suitable for use in 20mph areas, but any equipment used on (or adjacent to) the public highway must be approved by the local highway authority. Neither of these tools are considered safety critical, enforceable or mandatory, although they are popular with parishes/towns but have little long term impact on speed reduction.

In terms of VAS devices, these are used to remind drivers of the prescribed limit and show a 20 roundel symbol. These are activated by any vehicle exceeding the ACPO enforcement threshold, which would be 24mph on a 20mph road. There are strict rules on the use of VAS, as they are only to be used as a last resort option when all other engineering solutions have been used but a residual speed issue remains based on a full speed survey. Given the likely residential nature of a 20mph zone, there will be difficulty in siting a VAS to minimise disturbance from the sign illumination and maintain a clear line of sight away from parked vehicles. The equipment itself must not distract from other highway hazards such as junctions, bus stops and crossings and cause other indirect safety concerns. Any VAS installed without full consideration of their effectiveness and impact will undermine their benefits as a tool at other locations and conflict with our asset management principles.

Portable SID units, which show actual speed to drivers, are completely different in that they are not a prescribed road sign and must not remain in the same location for more than eight weeks. These still need to be sited correctly to be effective but will also require local volunteers to move the unit regularly and change/charge the battery to keep it operational. The current SID available in Kent is the only fully approved device suitable for use on the highway, although many other manufacturers produce similar

equipment, and other authorities adopt different guidance. Whilst the manufacturer will attest the SID can be used in 20mph areas, it still has several technical weaknesses making it unsuitable for general use in such zones. A limited trial is being conducted in Kent with a SID on a 20mph road but even if successful will not lead to widespread use, as each will be discussed on its merits. Fundamentally, the radar is not focused on a particular vehicle and only detects movement on the approach, so can show erroneous readings from adjacent objects, larger vehicles or fail to detect traffic in some situations. Unlike the Kent Police Speed Watch scheme, where volunteers use calibrated radar units aimed at specific vehicles to give an accurate reading, a SID is not targeted precisely at individual drivers.

A particular feature of the SID used in Kent is that it is designed to prevent drivers from setting their 'high score' and blanks the display above a predefined threshold. In a 30mph zone, the sign activates from 27mph, flashes the speed from 30mph, and then cuts off at 39mph – although does continue to record this data. If the SID were used in a 20mph zone, these boundaries would be lower; activation at 17mph, flashing at 20mph and off at 29mph; therefore, would fail to activate for traffic at 30mph and above.

The creation of 20mph zones does not always require physical calming measures but there are several engineering options that can be introduced as per the Kent Policy, excluding electronic signs. These areas should be self-enforcing, but it may not be possible to achieve appropriate compliance and therefore consideration should be given to whether the 20mph scheme remains viable.

Whilst I sympathise with the aspirations of the Town Council, the current use of electronic warning signs remains a pragmatic approach to maximise their effectiveness, and any concerns with 20mph zones should continue to be discussed with the Highway Improvements staff.

Yours sincerely

Peter Osborne
Cabinet Member for Highways & Transport

County Councillor for Hythe West Division
Kent County Council

Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 26/00068/NEWDEV
Date: 14th August 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 36 - 38 London Road Sevenoaks Kent TN13 1AS

Details: Conversion of former storage / office space into two self-contained flats.

This is a revised notification: please ignore the notification issued 1st July 2026, there was an error in the new addresses.

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.

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

Yours faithfully

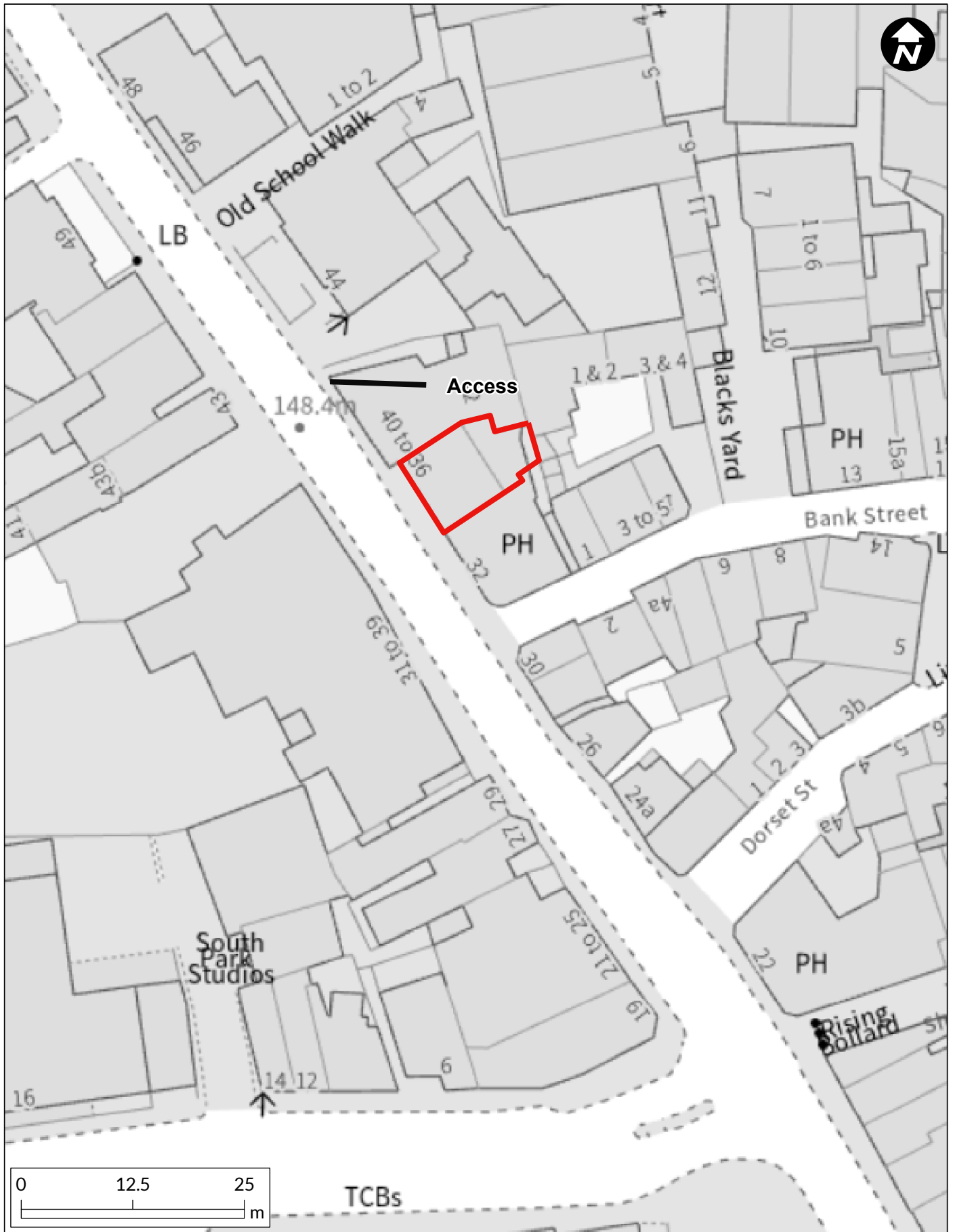
Alison Nailer

Street Naming & Numbering Officer

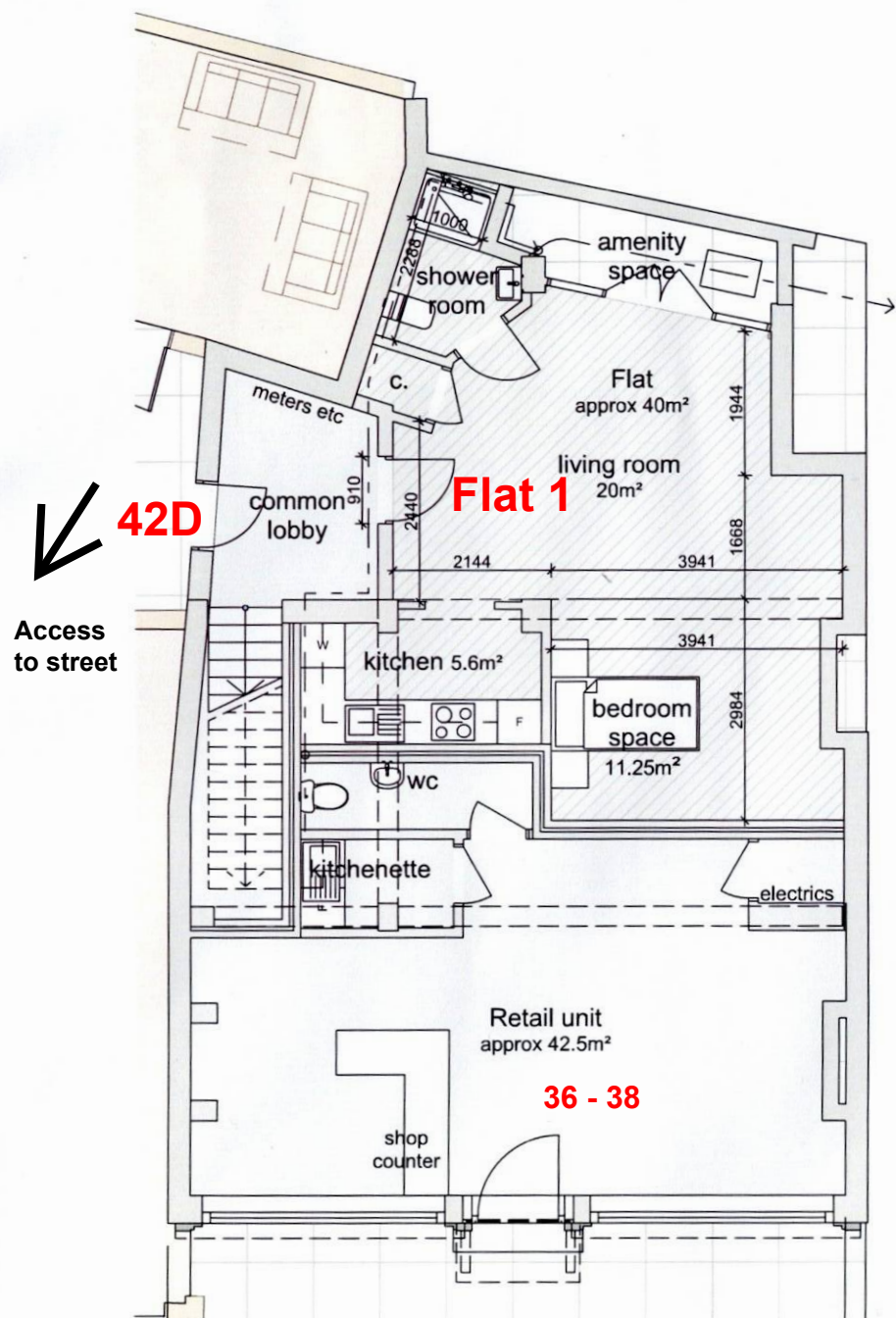
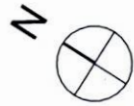
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Site: 36 - 38 London Road Sevenoaks Kent TN13 1AS

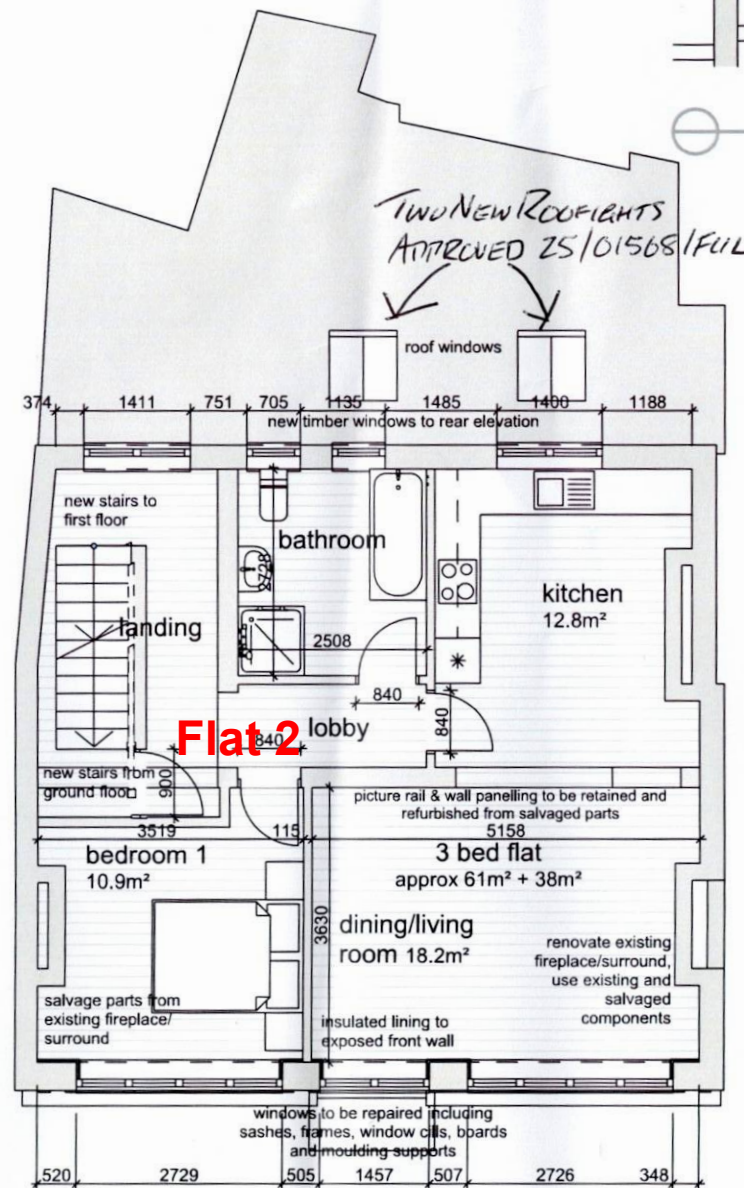
Plot	New Address	UPRN
Ground Floor, 36 - 38	Flat 1 42E London Road Sevenoaks Kent TN13 1AS	010096796465
First And Second Floors, 36 - 38	Flat 2 42E London Road Sevenoaks Kent TN13 1AS	010096796466







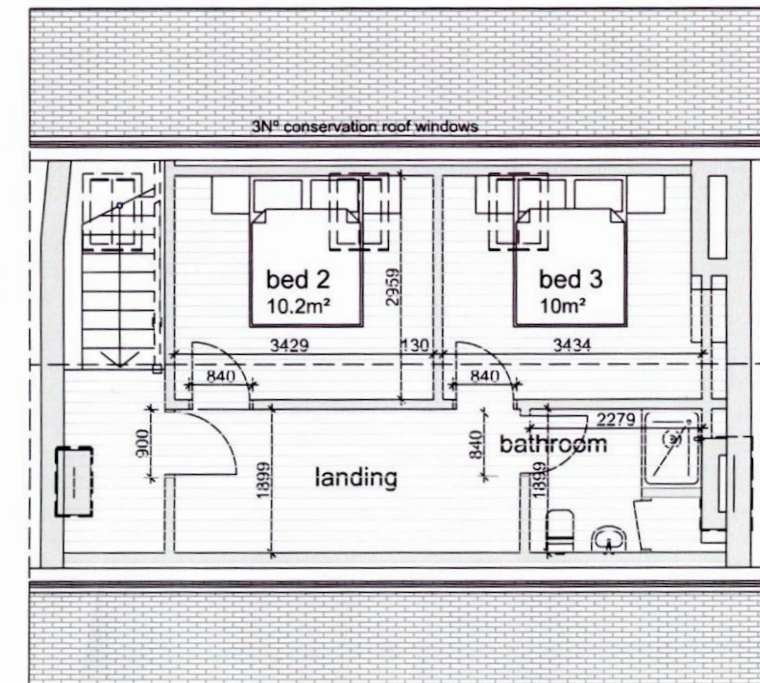
Proposed Ground Floor
1:100



Proposed First Floor
1:100



Building Section
1:100



Proposed Roof Space Plan
1:100

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Revision			
Rev	Description	By	Date
A	Scheme Update	A	04/09/2024
B	Planning Application	B	21/01/2025
C	Dims/areas & scalebars added	C	06/02/2025
D	Dims added to bathrooms	D	12/02/2025



CHARTERED ARCHITECTS

31 DIPPERS CLOSE
KEMSING | KENT | TN15 6QD

0 1 9 5 9 5 6 5 0 6 5
info@waarchitects.co.uk
waarchitects.co.uk

et An Estate Ltd

**6-38 London Rd, Sevenaoks,
ent. TN13 1AS**

Drawing Title
Proposed Ground Floor, Proposed First Floor
Proposed Roof Space Plan, Building Section

5-Renovation-Proposed

Drawn by Date Checked by
e Woodward LAW

Sales	Paper size
100	A3

Project N°	Drawing N°	Revision
526	A.04	D



Decision Notices published by Sevenoaks District Council OR Kent County Council from **21st July 2026 to 17th August 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)
25/03201/LBCALT	Sevenoaks School, High Street – Town	19th January 2026: STC recommended approval, 2 conditions. 27th July 2026: STC recommended refusal , 2 grounds, 1 informative. (conservation and access grounds. Request for consideration and mitigation of construction & access impact.)	10 th August 2026: SDC Granted , 6 conditions. (Officer did not disagree with Conservation Officer's objections, but <i>did</i> disagree with their argument that the changes are not necessary, citing safeguarding reasons. Safeguarding outweighed heritage harm in their appraisal. Construction vehicle access was not considered).
26/00377/HOUSE	Holmoak, Oak Avenue – Kippington	30th March 2026: STC recommended refusal unless, 2 conditions. 27th July 2026: STC recommended approval, 2 conditions.	7 th August 2026: SDC Granted, 5 conditions.
26/00730/FUL	11 Granville Road – Town	28th April 2026: STC recommended refusal , 3 grounds. 13th July 2026: STC recommended refusal , 3 grounds. (bulk & massing, overlooking, impact on locally listed building)	3 rd August 2026: SDC Granted, 12 conditions. (Case Officer disagreed with Conservation Officer's recommendation for refusal. Bulk considered acceptable, obscure glazing condition secured to mitigate overlooking).
26/00780/FUL	Park House, St Johns Road – St Johns	1st June 2026: STC recommended approval.	29 th July 2026: SDC Granted, 3 conditions.

26/00843/HOUSE	27 Bosville Road – Northern	18th May 2026: STC recommended refusal , 1 ground (out of keeping with character)	29 th July 2026: SDC Granted , 2 conditions. (change not considered to be significantly harmful)
26/00902/FUL	Sevenoaks Business Centre, 15 Lime Tree Walk – Town	1st June 2026: STC recommended approval, 1 condition. 27th July 2026: STC recommended approval.	4 th August 2026: SDC Granted, 3 conditions.
26/00929/HOUSE	54 Cobden Road – Eastern	29th June 2026: STC recommended approval.	7 th August 2026: SDC Granted, 3 conditions.
26/00946/FUL	Woodseaves, 5 Knole Paddock, Seal Hollow Road – Town	1st June 2026: STC recommended approval, 3 conditions. STC recommended approval, 2 conditions, 1 informative.	28 th July 2026: SDC Granted, 14 conditions.
26/01020/HOUSE	222 Seal Road – Northern	15th June 2026: STC recommended approval.	3 rd August 2026: SDC Granted, 4 conditions.
26/01033/LBCALT	9 Pound Lane – Town	15th June 2026: STC recommended approval , 2 conditions. (Planning Officer satisfied with design, Conservation Officer satisfied with impact)	22 nd July 2026: SDC Refused , 1 ground. (insufficient detail to measure impact)
26/01040/HOUSE	Oakhaven, Grassy Lane – Kippington	15th June 2026: STC recommended approval, 1 condition, 2 informative requests.	22 nd July 2026: SDC Granted, 4 conditions.
26/01041/FUL	Site of 136 High Street – Town	15th June 2026: STC recommended approval, 1 condition.	21 st July 2026: SDC Granted, 4 conditions.
26/01073/HOUSE	Quarries, Parkfield – Wildernesse	29th June 2026: STC recommended approval, 1 condition. 27th July 2026: STC recommended approval.	6 th August 2026: SDC Granted, 5 conditions.
26/01164/HOUSE	32 White Hart Wood – Kippington	15th June 2026: STC recommended approval, 1 condition.	24 th July 2026: SDC Granted, 2 conditions.
26/01184/HOUSE	Brambles, Woodland Rise – Wildernesse	29th June 2026: STC recommended approval, 3 conditions.	6 th August 2026: SDC Granted, 4 conditions.

26/01185/FUL	Weald Heights, Bourchier Close – Town	29th June 2026: STC recommended approval.	12 th August 2026: SDC Granted, 5 conditions.
26/01316/HOUSE	Little Morar, 70 Kippington Road – Kippington	13th July 2026: STC recommended approval.	12 th August 2026: SDC Granted, 3 conditions.
26/01413/CONVAR	Greatness Playing Fields, Mill Lane – Northern	13th July 2026: STC did not comment, being the applicant.	31 st July 2026: SDC Granted, 18 conditions.
26/01535/HOUSE	9 Uplands Close – Riverhead (Adjoining)	27th July 2026: No comment (outside Parish).	10 th August 2026: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 24 August 2026

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01140/FUL	Christopher Park 27/08/26	Cllr Granville	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Knole Paddock and Raleys Field	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/26
Replacement of five existing floodlight columns, retaining postions and direction of light fittings. Reinstatement of the existing floodlights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TED8NZBKFGF00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01655/FUL	Ashley Bidwell 28/08/2026	Cllr Shea	RE Planning LLP
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent House Homes Ltd		Select Kishikigoi Internationa	Offord Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/26
Erection of 19.no dwellings (affordable housing) with associated car parking and landscaping				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TH8YCJKGLP00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01668/HOUSE	Zoe Dommatt 08/09/2026	Cllr Camp	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Gould		Montpelier House	4 Hitchen Hatch Place	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/08/26
Installation of a wooden single storey summerhouse.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THEI5ABKGNK00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01719/MMA	Abbey Aslett 28/08/2026	Cllr Camp (For Kippington, as Chair)	Open Architecture
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Gustard		Chenies	84 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/26
Amendment to 25/03547/HOUSE to Improvements to the facades, a new entrance door and internal remodelling of the room arrangements, alter existing internal garage into a bedroom and ensuite. Infill of the porch area at ground floor to enlarge one of the bedrooms				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THJFEIBK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 24 August 2026

5	<i>Plan Number</i> 26/01720/FUL	<i>Planning officer</i> Christopher Park 01/09/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Tony Holt Design
<i>Case Officer</i>				
<i>Applicant</i> B & G Skeath		<i>House Name</i> Tanglewood	<i>Road</i> 55 Kippington Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 10/08/26
Demolition of existing dwelling and erection of new detached dwelling with rooflights, solar panels and basement. Erection of a detached single-storey garage with electric vehicle charging point. Associated landscaping works including permeable driveway.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THJPMNBK0LO00			

6	<i>Plan Number</i> 26/01792/MMA	<i>Planning officer</i> Ashley Bidwell 03/09/2026	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> OPEN Architecture
<i>Case Officer</i>				
<i>Applicant</i> MANPAWEELA & BHAVARIAN LTD		<i>House Name</i> Wetton Cleaning Services Ltd E	<i>Road</i> 2 Pembroke Road	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 12/08/26
Amendment to 23/03185/FUL to alteration to cladding and removal of projecting balconies.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THTBAIBKGU300			

7	<i>Plan Number</i> 26/01827/HOUSE	<i>Planning officer</i> Zoe Dommatt 25/08/2026	<i>Town Councillor</i> Cllr Layne	<i>Agent</i> Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i> Mrs M May		<i>House Name</i> Stable Cottage	<i>Road</i> 3 Holly Bush Lane	<i>Locality</i>
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/08/26
Proposed car port.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THYVAIBKGWL00			

8	<i>Plan Number</i> 26/01856/HOUSE	<i>Planning officer</i> Zoe Dommatt 25/08/2026	<i>Town Councillor</i> Cllr Ancrum	<i>Agent</i> Kent Building Control Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr and Mrs Cowtan		<i>House Name</i>	<i>Road</i> 32 Wildernes Mount	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/08/26
Demolition of existing conservatory, steps and railing at front and steps and wall at the rear. Conversion of existing garage with raising of the roof. Extension to first floor with new dormers and raising the eaves line. Raising the existing chimney. New metal entrance canopy and alterations to fenestration. Rooflight.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TI4FJ8BKG900			

Planning Applications to be Considered

Planning Applications received to be considered on 24 August 2026

9	<i>Plan Number</i> 26/01886/FUL	<i>Planning officer</i> Abbey Aslett 08/09/2026	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Five. Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Easton		<i>House Name</i> Cliff House	<i>Road</i> South Park	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 17/08/26
Demolition of existing dwelling and erection of replacement dwelling and annexe with associated landscaping alterations. Air Source Heat Pumps, Air Conditioning units and solar panels.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TI84UDBKH0000			

10	<i>Plan Number</i> 26/01914/HOUSE	<i>Planning officer</i> Zoe Dommett 03/09/2026	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> OPEN Architecture
<i>Case Officer</i>				
<i>Applicant</i> Mr T & Ms S Collingwood		<i>House Name</i> The Coach House	<i>Road</i> 7 Holly Bush Lane	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 12/08/26
Demolition of garden shed. Erection of a part single storey and part two storey rear extension. Formation of patio area, steps and associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIBTY7BKH2900			

11	<i>Plan Number</i> 26/01926/HOUSE	<i>Planning officer</i> Bethany Prentice 02/09/2026	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Rory Newell Chartered Architect
<i>Case Officer</i>				
<i>Applicant</i> Mr N Hart		<i>House Name</i>	<i>Road</i> 81 Wickenden Road	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 11/08/26
Single Storey rear extension with garage conversion. Installation of rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIHE00BKH3Q00			

12	<i>Plan Number</i> 26/01987/HOUSE	<i>Planning officer</i> Zoe Dommett 03/09/2026	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Carmen Austin Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr and Mrs Alteirac		<i>House Name</i>	<i>Road</i> 48 St Botolphs Road	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 12/08/26
New gym and golf simulator rooms in the garden and new retaining wall.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIUCSTBKH9F00			