Minutes of the Planning & Environment Committee
Held on Monday, 24 August 2026 in the Harry Garrett Hall, Bat & Ball Centre, Cramptons Road, TN14 5DN

Livestreamed and available to view on Youtube until approved by Council:
https://www.youtube.com/@sevenoakstowncouncil1647

Meeting commenced: 7:30 PM Meeting Concluded: 8:49pm

Attendance

Present: Cllr Camp (Chair), Cllr Ancrum, Cllr Clayton, Cllr Granville (Mayor), Cllr Gustard, Cllr Dr Canet, Cllr Michaelides, Cllr O'Hara (Deputy Mayor), Cllr Shea (Leader), Cllr Skinner OBE, Cllr Willis

Apologies: Cllr Daniell (Deputy Leader), Cllr Layne, Cllr Dr Dixon, Cllr Varley, Cllr Wightman

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

Members of the public present: 1

PUBLIC QUESTIONS

No public questions had been submitted for this meeting.

294 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Daniell (Deputy Leader), Cllr Layne, Cllr Dr Dixon, Cllr Varley and Cllr Wightman.

295 REQUESTS FOR DISPENSATIONS

No written requests for dispensations had been received by the Town Clerk prior to the meeting.

296 DECLARATIONS OF INTEREST

a) Cllr Camp declared that all Councillors had a non-pecuniary interest in the following application, due to the applicant being fellow Town Councillor, Cllr Gustard. Councillors remained open-minded to the application.

- **[Plan no. 4] 26/01719/MMA - Chenies, 84 Oakhill Road**

b) Cllr Gustard declared her own pecuniary interest in the above application, being the applicant. She vacated the room during its discussion and resolution.

297 MINUTES

The minutes of the Planning & Environment Committee meeting held on 10th August 2026 were received. It was **RESOLVED** that the minutes be approved as an accurate record.

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

a) The Committee received notice that Kent County Council had published deposit documents for its proposed Order for Amendment 5: a Waiting Restrictions Order, which proposes to implement double yellow line waiting restrictions on various roads within the district of Sevenoaks, as shown on the attached plan.

b) It was noted that representations supporting or objecting to the proposed Order could be made via Kent County Council's website, and that the deadline to do so is noon on 7th September 2026.

c) The following points of note were discussed:

- Councillors expressed confusion that one of the proposed locations - being Mill Lane - overlaps with the Town Council's own proposal, which had been successfully consulted on and submitted to Kent County Council for its formal design and processing via a Traffic Regulation Order.

- The Planning Committee Clerk clarified that the locations and drawings proposed via the proposed Order are not associated with the Town Council's project, which was understood to still be with the County Council's Design Team.

- Councillors questioned which residences the proposed permit parking spaces on Vine Court Road and Holly Bush Lane would serve, given the availability of off-street parking for all houses on these roads. Concern was raised that introducing a parking permit scheme on a road with plentiful off-street parking which provides a valuable source of parking for roads that do not have this facility - particularly Hartslands Road and Prospect Road - will exacerbate the parking issues experienced in this area.

d) It was **RESOLVED** that the Town Council submit a formal response to the consultation, objecting to the introduction of a parking permit scheme on Vine Court Road and Holly Bush Lane, on the above grounds.

299 KENT COUNTY COUNCIL - HIGHWAYS ASSET MANAGEMENT PLAN PUBLICATION

a) It was noted that Kent County Council had published its latest Highways Asset Management Plan, setting out how the County Council manages its highway assets, its planned actions for the future, and its five-year forward works programme. It was further noted that full details of the Plan are available to view on Kent County Council's website.

b) Councillors expressed their delight that the forward works programme includes the resurfacing of two particularly rough concrete roads within the next 1-2 years. It was understood that this was the cumulation of extensive lobbying efforts by Kent County Council Member Cllr Richard Streatfeild, and the Town Councillors extended their gratitude for his efforts.

300 DARENT RIVER PRESERVATION SOCIETY - UPDATE ON LAWSON REPORT

a) It was noted that the Council had received a report from the Darent River Preservation Society summarising the outcome of the John Lawson feasibility study, completed in May 2026. The study had sought to identify potential solutions and restorative interventions to address overabstraction of the Darent and Cray rivers. Councillors were reminded that the Town Council had contributed £500 towards the Society's commission of the report.

b) Cllr Clayton summarised the report and his hopes that its resulting recommendations would feed into the emerging Local Plan in terms of infrastructure improvements which could support the restoration initiative. He considered however, that any efforts to reverse impacts of overabstraction should include a co-ordinated approach which takes into account abstraction practices from South East Water, as well as Thames Water.

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

a) The report summarising a request received from the Hollybush Residents Association for a speed indicator device (SID) on Bayham Road, to reinforce the existing 20mph speed limit, was received.

b) Councillors considered the potential actions identified in the report, as follows:

- Action 1 - To request an update as to the SID trial alluded to in Kent County Council Cllr Osborne's letter dated 16th September 2025, as well as to reiterate the Town Council's previous request for the County Council to reconsider its stance on 20mph SIDs.
- Action 2 - To request additional 20mph roundels to be painted onto the road surface as well as erected on repeater signs throughout Bayham Road.
- Action 3 - To consider potential locations on Bayham Road where a 20mph highway banner could safely be displayed.
- Action 4 - To consider viability of facilitating a new local Community Speedwatch Scheme

c) The Planning Committee Clerk reported that a representative of Hollybush Residents Association had provided feedback on the above potential actions, expressing support for the first three however declining to take part in a new Speedwatch Scheme. This was on the grounds that residents had previously coordinated a scheme which ran on both Bayham Road and Seal Hollow Road for over a year and failed to deliver either positive results or productive updates from Kent Police.

d) It was **RESOLVED** that the Town Council write to Kent County Council Cllr Osborne, requesting an update on the 20mph SID scheme that he had reported was undergoing a trial, as well as requesting Bayham Road to be considered for a further trial. It was further **RESOLVED** that the Town Council request Kent County Council repaint the faded 20mph road roundels, as well as ask residents of Bayham Road whether they would be willing to host a 20mph banner.

e) Cllr Shea advised the Committee that the Town Council also has a number of 20mph bin stickers which had been provided by Kent County Council. It was noted that these could be offered to local residents of 20mph roads, once the new wheelie bins have been delivered to households.

302 STREET NAMING AND NUMBERING - REVISED NOTIFICATION OF NEW ADDRESS

It was noted that a revised street naming and numbering notification had been received regarding the property at 36–38 London Road, which had been converted into two self-contained flats. The revised notification superseded an earlier notification that had contained an error. The new addresses were confirmed as Flat 1 and Flat 2, 42E London Road. The associated plans were received for information.

303 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted decisions made by Sevenoaks District Council on planning applications commented on by Sevenoaks Town Council during the four weeks ending 17th August 2026. Councillors noted with particular interest the two decisions which had been made in contradiction to the Conservation Officer's recommendation, with the Case Officer of 25/03201/LBCALT having granted heavier planning weight to safeguarding over heritage harm.

304 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 17th August 2026. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

305 PRESS RELEASES

None.

The meeting closed at 20:49.

Signed: _____

Chair of the Planning & Environment Committee

Date: _____

Schedule of planning comments agreed 24-08-2026

Planning Applications Considered

Applications considered on 24-8-26

1	Plan Number	Planning officer	Town Councillor	Agent
	26/01140/FUL	Christopher Park 27/08/26	Cllr Granville	N/A
Applicant		*House Name*	*Road*	*Locality*
Sevenoaks Town Council		Knole Paddock and Raleys Fiel	Plymouth Drive	Town
Town		*County*	*Post Code*	*Application date*
				06/08/26

Replacement of five existing floodlight colums, retaining postions and direction of light fittings. Reinstatement of the existing floodlights.

Comment

Sevenoaks Town Council did not comment, being the applicant.

2	Plan Number	Planning officer	Town Councillor	Agent
	26/01655/FUL	Ashley Bidwell 28/08/2026	Cllr Shea	RE Planning LLP
Applicant		*House Name*	*Road*	*Locality*
Kent House Homes Ltd		Select Kishikigoi Internationa	Otford Road	Northern
Town		*County*	*Post Code*	*Application date*
				07/08/26

Erection of 19.no dwellings (affordable housing) with associated car parking and landscaping

Comment

Sevenoaks Town Council recommended approval, with the following caveats:
- The play area must be made publicly available, with an agreed long-term, enforceable investment and maintenance programme;
- The footpath to the station must deliver the same;
- The design must be secure and prevent light spill into the nature reserve;
- The boundary treatments must be secure and without access into the nature reserve;
- Further planting should be made to screen the development from the nature reserve and mitigate any impact from the development;
- Every effort should be made to prevent cat predation, or predation by other domestic species, into the nature reserve.

Informative: Sevenoaks Town Council's Neighbourhood Development Plan aspires to deliver an Eastern entrance to the Nature Reserve. This is to facilitate access to local residents without needing to use cars to reach the visitor centre and to make it possible for visitors to reach it by train at Bat & Ball Station. The Town Council noted that Kent Wildlife Trust has registered its concerns as to the practical implications of a secondary entrance on the grounds of security, monitoring and preventing inappropriate access such as by dogs and cyclists. It was hoped, however, that negotiation around Section 106 or other planning matters could lead to the creation of such an entrance perhaps with the use of technology solutions to manage access, particularly given the location's ideal proximity to the Bat & Ball Station as well as to the circular footpath.

Planning Applications Considered

Applications considered on 24-8-26

3	Plan Number	Planning officer	Town Councillor	Agent
	26/01668/HOUSE	Zoe Dommett 08/09/2026	Cllr Camp	N/A
Applicant		House Name	Road	Locality
R Gould		Montpelier House	4 Hitchen Hatch Place	St Johns
Town		County	Post Code	Application date
				17/08/26

Installation of a wooden single storey summerhouse.

Comment

Sevenoaks Town Council recommended approval.

4	Plan Number	Planning officer	Town Councillor	Agent
	26/01719/MMA	Abbey Aslett 28/08/2026	Cllr Camp (For Kippington, as C	Open Architecture
Applicant		House Name	Road	Locality
C Gustard		Chenies	84 Oakhill Road	Kippington
Town		County	Post Code	Application date
				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

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the amendments made.

5	Plan Number	Planning officer	Town Councillor	Agent
	26/01720/FUL	Christopher Park 01/09/2026	Cllr Gustard	Tony Holt Design
Applicant		House Name	Road	Locality
B & G Skeath		Tanglewood	55 Kippington Road	Kippington
Town		County	Post Code	Application date
				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.

Comment

Sevenoaks Town Council recommended refusal, unless:
- The Planning Officer is satisfied that there is no risk to neighbouring properties from the basement installation, given the topography;
- The Tree Officer is satisfied that there is no harm to the TPO'd trees and particularly to the Redwood;
- The location of existing drains serving 57 Kippington Road is confirmed, and the Planning Officer is satisfied that the garage construction will cause no harm to existing drains and that access for maintenance will be retained.

Planning Applications Considered

Applications considered on 24-8-26

6	Plan Number	Planning officer	Town Councillor	Agent
	26/01792/MMA	Ashley Bidwell 03/09/2026	Cllr Michaelides	OPEN Architecture
Applicant		House Name	Road	Locality
MANPAWEELA & BHAVARIAN LTD		Wetton Cleaning Services Ltd E	2 Pembroke Road	Town
Town		County	Post Code	Application date
				12/08/26

Amendment to 23/03185/FUL to alteration to cladding and removal of projecting balconies.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the designs and materials.

7	Plan Number	Planning officer	Town Councillor	Agent
	26/01827/HOUSE	Zoe Dommett 25/08/2026	Cllr Layne	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mrs M May		Stable Cottage	3 Holly Bush Lane	
Town		County	Post Code	Application date
				04/08/26

Proposed car port.

Comment

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	26/01856/HOUSE	Zoe Dommett 25/08/2026	Cllr Ancrum	Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr and Mrs Cowtan			32 Wildernesse Mount	Eastern
Town		County	Post Code	Application date
				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.

Comment

Sevenoaks Town Council recommended approval, providing:
- There is no overlooking or loss of amenity to neighbours at No. 30 or the re-developed property at No. 34,
- That the materials used are in keeping with the style of the property; and
- That the applicant follows any Kent County Council requirements concerning possible disruption to the public footpath.

Planning Applications Considered

Applications considered on 24-8-26

9	Plan Number	Planning officer	Town Councillor	Agent
	26/01886/FUL	Abbey Aslett 08/09/2026	Cllr Michaelides	Five. Architects Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Easton		Cliff House	South Park	Town
Town		County	Post Code	Application date
				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.

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that the loss of this house does not have a negative impact on a conservation area and that the Planning Officer is satisfied with the designs and materials.

10	Plan Number	Planning officer	Town Councillor	Agent
	26/01914/HOUSE	Zoe Dommett 03/09/2026	Cllr Clayton	OPEN Architecture
Applicant		House Name	Road	Locality
Mr T & Ms S Collingwood		The Coach House	7 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				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.

Comment

Sevenoaks Town Council recommended approval.

11	Plan Number	Planning officer	Town Councillor	Agent
	26/01926/HOUSE	Bethany Prentice 02/09/2026	Cllr Clayton	Rory Newell Chartered Ar chitect
Applicant		House Name	Road	Locality
Mr N Hart			81 Wickenden Road	Eastern
Town		County	Post Code	Application date
				11/08/26

Single Storey rear extension with garage conversion. Installation of rooflights.

Comment

Sevenoaks Town Council recommended approval.

12	Plan Number	Planning officer	Town Councillor	Agent
	26/01987/HOUSE	Zoe Dommett 03/09/2026	Cllr Granville	Carmen Austin Architectu re Ltd
Applicant		House Name	Road	Locality
Mr and Mrs Alteirac			48 St Botolphs Road	Town
Town		County	Post Code	Application date
				12/08/26

New gym and golf simulator rooms in the garden and new retaining wall.

Comment

Sevenoaks Town Council recommended approval, provided appropriate noise mitigation measures are secured via a planning condition, and provided the Planning Officer is satisfied that there will be no adverse impact on neighbouring amenity.

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