Tuesday, 27 October 2026

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday, 2 November 2026 at 7:00 PM**.

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 Councillors on a planning application should notify the Town Council by 12 noon of the day of the meeting.

Members of the public wishing to address Councillors on non-planning application agenda items are recommended to contact the Town Council by 12 noon of the day of the meeting and / or introduce themselves to the Chair at the beginning of the meeting.

Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

It is common practice at the Chair's discretion to move items where there is public participation to the beginning of the meeting.

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

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

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

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 Merilyn 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

Pre-meeting Presentation

Prior to the commencement of the meeting, there will be a presentation from representatives of Fairthorn Consultancy on Fairfax Properties' pre-planning development proposals for "Land North of Sevenoaks," which are the subject of a current public consultation exercise. The presentation will run for 20 minutes and be followed by a 10 minute questions and answer session from Members.

PUBLIC QUESTION TIME

To enable any representation or questions 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 and by prior registration.

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 OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON 19TH OCTOBER 2026

To approve and sign the Minutes of the Planning & Environment Committee Meeting held on 19th October 2026 as a true record.

(Document attached: Agenda Item 4 - Minutes for approval from 2026 10 19.pdf — pp. 6–18)

5. FAIRFAX PROPERTIES CONSULTATION ON PRE-PLANNING PROPOSALS FOR LAND NORTH OF SEVENOAKS - DEFERRED FROM 5TH OCTOBER 2026

a) To receive reminder that Fairfax Properties is holding a public consultation on its emerging vision to develop the "Land North of Sevenoaks" - being the District Council's recently consulted upon Local Plan allocation site (ST4-7) located above the Wildlife Reserve. This is the subject of the prior presentation to be received from its consultants, Fairthorn Consultancy.

c) To note that more information on the emerging vision is available on the project website, via the below link:
northofsevenoaks.your-feedback.co.uk

d) To note that the deadline to submit comment is 8th November 2026 and to discuss and agree whether the Town Council submit a formal response.

6. PETITION REQUEST FROM A MEMBER OF THE PUBLIC REGARDING PARKING PERMITS ON SOUTH PARK

a) To receive and consider a request from a member of the public for the Town Council to support a proposed petition to Sevenoaks District Council, seeking the introduction of a Residents-Only Parking Permit Scheme on South Park.

b) To discuss and agree whether, and to what extent, the Town Council should support the proposed petition, including the nature and means of any support to be provided.

7. STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

To receive notice that 13 Hillside Road has been formally renamed Honeybee Cottage, 13 Hillside Road.

(Document attached: Agenda Item 7 - 14 Hillside Road Renaming Notice.pdf — p. 19)

8. PUBLICATION OF FINAL TOWN CENTRE AND ST JOHN'S HILL AREA MASTERPLANS

To receive notice that the final iterations of the Town Council's two Masterplans for Sevenoaks Town Centre and St John's Hill Area, as adopted on 27th April 2026, have been received and published alongside their Consultation Reports via the following webpage:
https://sevenoakstown.gov.uk/masterplanning-for-the-town-centre-and-st-johns-area/

9. PLANNING & ENVIRONMENT COMMITTEE PROCEDURES AND POLICIES DOCUMENT

a) To receive reminder that the Planning & Environment Committee had previously requested a review of its Committee Procedures and Policies document, which summarises how the Committee operates and formalises key considerations and values of the Committee into (non-statutory) policies - including that of the Town Council's opposition to internally illuminated signs in Conservation and residential areas.

b) To review the contents and policies within the document and to agree any amendments before formal adoption by the Committee. *Some minor, factual edits have already been made to the attached document, where the original contents have been superseded by local or national updates to the planning policy framework. All changes are indicated in blue font.*

(Document attached: Agenda Item 9 - Planning & Environment Committee Policy for Review.pdf — pp. 20–28)

10. DISTRICT COUNCIL REQUEST FOR EVIDENCE ON AN EXTERNAL COMMUNITY ASSET NOMINATION

a) To receive notice that the Rifleman pub at 30 Camden Road has been nominated by an outside organisation as an Asset of Community Value under the Localist 2011 Act, and to receive a request for feedback or evidence from Sevenoaks District Council to inform its review of the nomination.

b) To consider and agree a response to the request, with note that the deadline to submit representation is 23rd November 2026.

11. 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 two weeks ending 26th October 2026.

(Document attached: Decision notices 13-10-2026 to 26-10-2026.pdf — p. 29)

12. 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 26th October 2026.

(Document attached: Agenda Item 12 - Applications to be Considered.pdf — pp. 30–31)

13. PRESS RELEASES

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

APPENDIX I — Public Documents

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4. MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON 19TH OCTOBER 2026

Agenda Item 4 - Minutes for approval from 2026 10 19.pdf

7. STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

Agenda Item 7 - 14 Hillside Road Renaming Notice.pdf

9. PLANNING & ENVIRONMENT COMMITTEE PROCEDURES AND POLICIES DOCUMENT

Agenda Item 9 - Planning & Environment Committee Policy for Review.pdf

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

Decision notices 13-10-2026 to 26-10-2026.pdf

12. PLANNING APPLICATIONS

Agenda Item 12 - Applications to be Considered.pdf

Minutes of the Planning & Environment Committee
Held on Monday, 19 October 2026 in the Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG at 7:00 PM

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

Attendance

Present: Councillors Camp (Chair), Ancrum, Dr Canet, Dr Dixon, Gustard, O'Hara (Deputy Mayor), Shea (Leader), Skinner OBE, Wightman

Apologies: Councillors Clayton, Daniell (Deputy Leader), Granville (Mayor), Layne, Michaelides, Varley, Willis

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

PUBLIC QUESTION TIME

No questions or representations from members of the public were received either during or prior to the meeting.

433 APOLOGIES FOR ABSENCE

As above.

434 REQUESTS FOR DISPENSATIONS

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

435 DECLARATIONS OF INTEREST

a) It was noted that Cllr Granville had sent prior notice that she has a non-pecuniary interest in the following planning application, due to its vicinity to her own residence. She remained open-minded in its assessment:

- **[Plan no. 3] 26/01546/CONVAR - 6 Pembroke Road**

b) Cllr Wightman and Cllr Dr Dixon both declared that they had a non-pecuniary interest in the following planning application due to their knowing of the applicant. They did not take part in its discussion and abstained from voting on its resolution:

- **[Plan no. 6] 26/02085/FUL - Bramblings, Hopgarden Lane**

UNAPPROVED MINUTES

436 MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON 5TH OCTOBER 2026

It was **RESOLVED** that the minutes of the Planning & Environment Committee held on 5th October 2026 be approved and signed as a true and accurate record.

437 FAIRFAX PROPERTIES CONSULTATION ON PRE-PLANNING PROPOSALS FOR LAND NORTH OF SEVENOAKS

a) The Committee received notice that Fairfax Properties had launched a public consultation on its emerging vision to develop the land known as "Land North of Sevenoaks," being the District Council's recently consulted upon Local Plan allocation site (ST4-7), located above the Wildlife Reserve. It was noted that a separate consultation was also being held by Kent Wildlife Trust on its alternative vision for the same site, which would be addressed under Agenda Item 6.

It was noted that further information on the emerging vision and the consultation event was available on the project website at northofsevenoaks.your-feedback.co.uk.

b) It was noted that Fairfax Properties had scheduled an in-person consultation event to take place between 2:30pm and 7:30pm on Monday 19 October 2026, which various Town Councillors had attended to gather information as well as feedback from residents.

c) It was further noted that the developer had offered to present to the Planning & Environment Committee at a future meeting, and had expressed interest in presenting at the next meeting, due to be held on 2nd November 2026. It was noted that this had not yet been confirmed and that any presentation would be announced on the Agenda and open to public attendance as usual, in accordance with the Town Council's pre-planning consultations policy.

d) Consideration of whether to provide any feedback on the emerging vision was therefore deferred to 2nd November 2026, pending advice from Sevenoaks District Council's Monitoring Officer. The Committee wished to ensure that any feedback provided at the pre-planning stage would not indicate a formal position of support for or opposition to the emerging vision, and would not give rise to any perception that the Town Council had predetermined its position on a future planning application.

438 KENT WILDLIFE TRUST REQUEST FOR FEEDBACK ON ITS ALTERNATIVE VISION FOR LAND NORTH OF SEVENOAKS

a) The Committee received copy of Kent Wildlife Trust's proposed alternative vision for Land North of Sevenoaks, together with an accompanying report setting out the underlying intention and priorities of the Trust's proposal. It was noted that Kent Wildlife Trust was seeking both the Town Council's support and feedback to inform future iterations and discussions between key stakeholders and the developer.

b) Councillors considered the contents of the report, however expressed concern that adopting a formal stance either in support of or opposition to either emerging vision before a formal planning application had been submitted could give rise to concerns about predetermination and affect the perception of the Town Council's impartiality when the application is eventually considered.

UNAPPROVED MINUTES

c) It was **RESOLVED** that the Town Council note the contents of Kent Wildlife Trust's representation, but refrain from formally endorsing or opposing either emerging vision at this stage. The Committee would instead consider the representation alongside the formal planning application and any other relevant information once the application had been received, retaining an open mind as to its eventual representations on the application.

439 IMPLICATIONS OF THE NEW NATIONAL SCHEME OF DELEGATION

a) The Committee received notice and details of the new National Scheme of Delegation for Local Planning Authority planning committees, which was noted would come into force on 31 October 2026.

b) A report was received setting out how the new scheme could impact Sevenoaks Town Council's engagement with the planning process. The Councillors considered the implications of the change, particularly in the loss of influence that Sevenoaks District Council Ward Members could have in whether a planning application is referred to the District Council's planning committee. They considered the Town Council's role in providing a local perspective to development proposals to be more important than ever, now that the criteria for engaging District Ward Members in their appraisal had been reduced.

c) It was therefore **RESOLVED** that, when the Planning & Environment Committee resolves to recommend refusal of a planning application, its consultation response should, where appropriate:

- Explicitly request that the application be drawn to the attention of both the Chief Planning Officer and the Chair of the District Council's Development Management Committee (DMC), to consider whether it meets the statutory criteria for referral; and
- Clearly identify grounds for considering the site or proposal to be particularly sensitive or significant so as to meet the statutory referral criteria.

d) It was further **RESOLVED** that the future review of the Neighbourhood Development Plan's Policies should reflect the regular values and comments made by the Committee on planning applications, to further support future recommendations and requests for DMC referral. Key examples included the Committee's objection to internally illuminated signage in conservation and residential areas, and its promotion of eco-friendly retrofitting of existing homes.

440 STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee received notice and associated plans in respect of the following new street naming and numbering assignments:

- A new dwelling erected on the former garden plot of 1 Blackhall, Blackhall Lane had been assigned the address Elven Barn, Blackhall Lane.
- Two new detached dwellings erected on the former garden plot of 34 Wildernesse Mount had been assigned the addresses Rosewood House, 36A Wildernesse Mount and Rosewood Rise, 36B Wildernesse Mount.

UNAPPROVED MINUTES

441 THAMES WATER STRATEGIC ENVIRONMENTAL ASSESSMENT SCOPING REPORT - DEFERRED FROM 5TH OCTOBER 2026

a) The Committee received notice that Thames Water has published a Strategic Environmental Assessment (SEA) Scoping Report and is seeking feedback on the document. The Scoping Report identifies environmental topics, issues and assessment objectives that will inform Thames Water's emerging 50-year Water Resource Management Plan.

b) It was noted that further information, including the Scoping Report itself, is available via the Thames Water website, and that the deadline for submitting comments is 27th October 2026.

c) Councillors were reminded of their previous representation to Thames Water's July 2026 consultation on its draft Drought Management Plan, and considered these to remain relevant to the current Scoping Opinion consultation. It was therefore **RESOLVED** that these be reiterated as follows, in addition to a recommendation that the impact of the new housing numbers anticipated in the District Council's Local Plan 2042 should also be accounted for:

- Abstraction from the River Darent should be stipulated for use as a last resort, on the grounds of threat to the flow and biodiversity of this rare chalk stream
- Coordination of all abstraction points, including those of South East Water which also abstracts from the River Darent should be included, in order to effectively manage impact.

442 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 12th October 2026.

443 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 12th October 2026. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

444 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, explaining the implications of the new National Scheme of Delegation and how the Town Council will continue to fulfil its statutory role in providing a local perspective to development proposals.

The meeting closed at 19:53.

UNAPPROVED MINUTES

Signed: _____

Chair of the Planning & Environment Committee

Date: _____

UNAPPROVED MINUTES

Schedule of planning comments agreed 19-10-2026

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

1	Plan Number	Planning officer	Town Councillor	Agent
	26/01502/FUL	Christopher Park 23/10/2026	Cllr Skinner	Planning Prospects Ltd

Applicant	House Name	Road	Locality
Enterprise Rent-A-Car UK Ltd	Fairalls Builders Merchants Sk	Bradbourne Vale Road	St Johns
Town	*County*	*Post Code*	*Application date*
			02/10/26

26/01502/FUL - Amended plan

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.

A summary of the main changes are set out below:

The title of the plans has been updated to clarify that they show the proposed car wash structure. Additionally, a plan which denotes the location of signage has also been provided.

Comment

Sevenoaks Town Council reiterated its previous recommendation for 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 & Bal 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 John's 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 John's 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.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

2	Plan Number	Planning officer	Town Councillor	Agent
	26/01503/ADV	Christopher Park 20/10/2026	Cllr Skinner	Planning Prospects Ltd
Applicant		House Name	Road	Locality
Enterprise Rent-A-Car UK Ltd		Fairalls Builders Merchants Sk	Bradbourne Vale Road	St Johns
Town		County	Post Code	Application date
				29/09/26

26/01503/ADV - Amended plan

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

A summary of the main changes is set out below:
The applicant has provided a plan which denotes the location of the proposed adverts.

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 & Bal 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 John's 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 John's 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.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

3	Plan Number	Planning officer	Town Councillor	Agent
	26/01546/CONVAR	Christopher Park 28/10/2026	Cllr Granville	Verve Planning Limited
Applicant		House Name	Road	Locality
Bright Horizons Family Solution s Limited			6 Pembroke Road	Town
Town		County	Post Code	Application date
				07/10/26

26/01546/CONVAR - Amended plan

Variation of condition 7 (Carpark allocation) of SE/84/1474 to reduce the number of parking spaces available to the rear of the building.

A summary of the main changes is set out below:

The correct fee has now been paid.
The applicant has removed the play area from the plans, and is now seeking to vary the condition to allow for a reduction in the number of parking spaces.

Comment

Proposed from the Chair with Cllr Granville's apologies:

A motion for refusal on the grounds of noise issues and lack of an impact assessment was proposed from the Chair and LOST AT THE VOTE.

Sevenoaks Town Council recommended approval, subject to the submission and approval of a satisfactory noise impact assessment.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

4	Plan Number	Planning officer	Town Councillor	Agent
	26/01655/FUL	Ashley Bidwell 28/10/2026	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
				07/10/26

26/01655/FUL - Amended plan

Erection of 19.no dwellings with associated car parking and landscaping.

A summary of the main changes is set out below:

Amended plans and documents received in response to consultation responses, including:
- Design and Access Statement
- Noise Impact Assessment
- Highways technical note/response
- External lighting impact assessment
- Updated site sections, site plans, floor plans and elevations.

The amendments also include minor revisions to the description.

Comment

Sevenoaks Town Council recommended approval with the following caveats:
- The play area must be 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 from private gardens;
- Further planting should be made to screen the development from the nature reserve;
- Every effort should be made to prevent cat predation, or predation by other domestic species, into the nature reserve.
- The fence details need to respond to Kent Wildlife Trust's feedback;
- The play area's placement should be amended to reflect the concerns of the Urban Design Officer and be safely accessible by all users. A formal road crossing should also be considered during any emerging Section 106 agreement, to support this.

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 about the practical implications of a secondary entrance on the grounds of for 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.

UNCONFIRMED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

5	Plan Number	Planning officer	Town Councillor	Agent
	26/01691/LBCALT	Summer Aucoin 20/10/2026	Cllr Camp (As Chair, for Town)	A&Q Partnership (London Ltd
Applicant		*House Name*	*Road*	*Locality*
Nationwide Building Society		Nationwide	86 High Street	Town
Town		*County*	*Post Code*	*Application date*
				29/09/26

26/01691/LBCALT - Amended plan

Installation of combined defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch.

A summary of the main changes are set out below:
The planning agent has amended the plans.

Comment

Sevenoaks Town Council recommended approval.

6	Plan Number	Planning officer	Town Councillor	Agent
	26/02085/HOUSE	Beth Jones 30/10/2026	Cllr Daniell	Graham Simpkin Planning Ltd
Applicant		*House Name*	*Road*	*Locality*
Mr M Synesiou		Bramblings	Hopgarden Lane	Kippington
Town		*County*	*Post Code*	*Application date*
				09/10/26

26/02085/HOUSE - Amended plan

Erection of a boundary fence and gate adjacent to the highway. Installation of external lighting.

A summary of the main changes is set out below:

The applicant has provided revised proposals comprising the reduction in height of the western boundary fence.

Comment

Proposed by fellow Kippington Councillor, Cllr Gustard, with Cllr Daniell's apologies:

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:
- Negative impact from the materials and fence height to the streetscene, contrary to Policy EN1 of Allocations and Development Management Plan and Policy C4 of the Sevenoaks Town Neighbourhood Plan;
- The proposals conflict with the Residential Character Area Assessment, which characterises this location as a narrow, winding tree and hedge-lined lane with no footway or single footway, creating an informal rural character and strong sense of enclosure;
- Impact on wildlife movement network due to the loss of a permeable boundary, contrary to Policy L1 of the Sevenoaks Town Neighbourhood Plan; and
- Negative impact of Passive Infrared (PIR) lights to residential amenity and wildlife.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

7	Plan Number	Planning officer	Town Councillor	Agent
	26/02123/ADV	Zoe Dommett 30/10/2026	Cllr Granville	One Red Wall Limited
Applicant		House Name	Road	Locality
Oliver Bonas Ltd (Mr B Kelly)		Site of	136 High Street	Town
Town		County	Post Code	Application date
				09/10/26

26/02123/ADV - Amended plan

2x Oliver Bonas Fascia Signs and window vinyl lettering.

A summary of the main changes is set out below:

The materials for the signage have been amended and it is no longer proposed that the sign be illuminated.

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, as long as the Planning Officer has sight of the proposed vinyls and that they satisfy the Conservation Officer's opinion.

8	Plan Number	Planning officer	Town Councillor	Agent
	26/02136/HOUSE	Zoe Dommett 23/10/2026	Cllr O'Hara	Level Architecture
Applicant		House Name	Road	Locality
Mr S Sims			2 Madison Way	Northern
Town		County	Post Code	Application date
				02/10/26

Single storey front and side extension with internal alterations and entrance canopy.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied.

Informative:
The Town Council raised particular attention of the Planning Officer to the proposed blue render on the rear elevation, which it asked the Officer to review for appropriateness.

9	Plan Number	Planning officer	Town Councillor	Agent
	26/02274/HOUSE	Beth Jones 22/10/2026	Cllr Dr Dixon	Carmen Austin Architectu re Ltd
Applicant		House Name	Road	Locality
Mr and Mrs Graham			3 Sackville Close	St Johns
Town		County	Post Code	Application date
				01/10/26

Demolition of conservatory. Erection of single storey side extension and installation of rooflights. Alteration to roof over hall 2, changes to finishes and new windows and doors. Installation of solar panels.

Comment

Sevenoaks Town Council recommended approval.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 19-10-26

10	Plan Number	Planning officer	Town Councillor	Agent
	26/02561/HOUSE	Zoe Dommett 02/11/2026	Cllr Ancrum	OA-Residential
Applicant		House Name	Road	Locality
Mr & Mrs Julian			34 Bayham Road	Eastern
Town		County	Post Code	Application date
				12/10/26

Demolition of existing conservatory and replacement with new conservatory including the installation of a rooflight. Creation of a new window in front elevation.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the materials being used.

11	Plan Number	Planning officer	Town Councillor	Agent
	26/02563/HOUSE	Summer Aucoin 28/10/2026	Cllr Ancrum	Glyn Doughty Design
Applicant		House Name	Road	Locality
Mr & Mrs Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				07/10/26

Roof extension, converting hipped roof to gable, second floor dormer extension to rear elevation and flush fitting roof windows to front elevation. Single storey rear extension and enclose front porch to front elevation.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the materials being used.

UNAPPROVED MINUTES

Sevenoaks Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 26/00107/CHGADD
Date: 22nd October 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 13 Hillside Road Sevenoaks Kent TN13 3XJ

We can confirm the address has been changed to:

Honeybee Cottage
13 Hillside Road
Sevenoaks
Kent
TN13 3XJ

If you have any queries then please contact us.

Yours faithfully

Gaby Bocos

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

Sevenoaks Town Council
Policies relating to Planning Application Recommendations

0. Revision History

Version	Adopted	Notes
Version 1		Presented to Planning Committee 07/02/2022
Version 2		Presented to Planning Committee 20/06/2022
Version 3	27/06/2022	Presented to and adopted by Planning Committee 27/06/2022
Version 4	14/11/2022	Appendix B on Public Speaking revised, presented to and adopted by Planning Committee on 14/11/2022
Version 5	24/02/2025	Re-adopted by Planning & Environment Committee on 24/02/2025
Version 6	15/12/2025	Adoption of new Policy PC7 on 15/12/2025

1. Introduction

The purpose of this document is to identify Sevenoaks Town Council's policies relating to Planning Application Recommendations to the Planning Authority (Sevenoaks District Council), and the Planning & Environment Committee's processes.

2. Planning

2.1. What do we mean by planning?

When talking about planning, this encompasses planning applications forwarded by the Local Planning Authority, Sevenoaks District Council. 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.

2.2. Planning System

The United Kingdom is working under a plan-led system meaning that each Local Planning Authority (LPA) must create a development plan for its area.

Sevenoaks Town Council's LPA is Sevenoaks District Council. The District Council is currently updating its Draft Local Plan which will supersede the Local Plan.

Under the National Planning Policy Framework, there is a presumption of favour of sustainable development.

2.3. Sevenoaks Town Council's Role

i) Town and Parish Councils have a statutory right to be consulted on planning applications within their boundaries and are important consultees on any LPA policy documents being drawn up.

ii) STC's Planning & Environment Committee has delegated powers to consider and make recommendations on behalf of STC regarding planning applications within its boundaries and significant applications on neighbouring boundaries well as local and regional plans.

iii) Sevenoaks District Council, as Sevenoaks' LPA, is ultimately responsible for all planning matters in the District as set out in **2.1** of this policy. Kent County Council however is responsible for highways and planning applications regarding their own sites such as schools and libraries as well as mineral extraction within the County.

iv) Communities, led by Parish and Town Councils and in partnership with local stakeholders, now have the right to create a Neighbourhood Development Plan which sets out policies on the development and use of land in the parish neighbourhood plan area. Following its successful Referendum on 4th May 2023, STC's Sevenoaks Town Neighbourhood Plan was formally adopted or "made" by the LPA on 23rd May 2023. It is now a Supplementary Planning Document which is viewed in conjunction with the Local Plan prepared by the LPA and has weight in the determination of planning applications.

v) All planning applications are governed by the National Planning Policy Framework and local Supplementary Planning Documents, and Sevenoaks Town Council brings its own local perspective when considering planning applications with the intention of ensuring that the needs of the town, residents and visitors remain a priority. However it should be remembered that the technical expertise lies within the LPA.

vi) The Local Authority is required to prepare street naming and numbering schemes, and to maintain a good standard of street nameplates. This is not currently delegated to Town Councils, with only three local councils being known to operate this function on behalf of the District Council. The Town Council's stance is that it should be policy to ensure that road

numbers are shown on all house/premises in Sevenoaks Town, especially in the Town Centre. (See Appendix for further details).

2.4. Planning Applications

In making its considerations and recommendations on planning applications, the Town Council's Planning & Environment Committee gives due thought to a number of factors, including material considerations, any effects on neighbouring properties, conservation issues, any impact on wildlife, over-development, flood risks and suitability for the neighbourhood – the latter cognisant to any relevant part of the Residential Character Area Assessment.

When submitting a recommendation on an application to the Local Planning Authority (Sevenoaks District Council) this will be supported by reasons/and or suggestions for conditions where applicable with any permission granted.
Sevenoaks District Council make the decisions on planning applications, taking in to account any comments by the consultees and/or public comments. The majority of applications are determined by District Council Officers under delegated authority, with a limited criteria of significant developments being eligible for determination by Sevenoaks District Council's Development Management Committee (DMC). These are open to the public and the Town Council is invited to elect a representative from the Planning & Environment Committee to speak on its behalf for or against the application. The decision as to whether an application be referred to the DMC lies with the District Council's Chief Planning Officer and the Chair of its DMC – following a statutory change in the National Scheme of Delegation.

Membership of the District Council's Development Management Committee and Sevenoaks Town Council's Planning & Environment Committee may occasionally coincide due to Councillors being "dual hatted". Councillors make decisions based on the information available to them at the time of the meeting, and remain open-minded to the contents of each application they consider.
As such, and in accordance with Sevenoaks Town Council's Standing Order 13 and under Section 33 of the Localist Act 2011, the following Town Councillors have been granted a **Dispensation as a dual hatted Councillor of both Sevenoaks Town Council and Sevenoaks District Council**, to allow them to discuss and vote on matters where the only reason they would otherwise be prevented from taking part in discussion and voting is due to their membership of Sevenoaks District Council i.e. it does not permit Councillors to take part in discussion and voting automatically if they have a declaration of pecuniary interest unrelated to their membership of Sevenoaks District Council. This dispensation is valid until the next Town Council Election in May 2027, as per Minute number 241 resolved at the Town Council meeting on 24th July 2023:

- Cllr Sue Camp
- Cllr Tony Clayton
- Cllr Victoria Granville
- Cllr Chloe Gustard

- Cllr Claire Shea
- Cllr David Skinner
- Cllr Nick Varley

Sevenoaks Town Council will be consulted on any application that has been validated by the LPA. It may be totally new, or take the form of a major or minor amendment. Whilst members may wish to and normally will take account of a prior recommendation when reviewing amendments, they are nevertheless treated as a separate application and are viewed as such. When an amendment has been made to an application, the Town Council is re-consulted and additional comments invited, however when an appeal is made against a decision on a planning application, this is considered by the Planning Inspectorate only; the Town Council is rarely able to submit further comment.

By law every Town and Parish Council is required to comply with its Standing Orders (rules of the Council). The following is specific to reviewing amended plans and listed under 7c of Sevenoaks Town Council Standing Orders:

- "Every plan/amended plan which is validated by Sevenoaks District Council is considered by Sevenoaks Town Council on its own merits and does not recommend Approval or Refusal based on prior recommendations to previous applications and the recommendations which were provided."

Sevenoaks Town Council will normally ask a Ward Councillor to review a planning application and provide a recommendation. Where possible, the Town Council Ward Councillor considering the planning applications will have visited the site(s) in question before making decisions.

2.5. Policy Decisions

Policy no.	Sevenoaks Town Council Planning & Environment Committee Policy	Notes
e.g. STC1	e.g. policy to promote … through objectives a) … b) … c) …	e.g. when and where proposed, references to relevant planning policy from SDC, STC's NDP, STC Green Community Investment Plan, date adopted by Planning & Environment Committee
PC1	**Planning & Environment Committee Policy 1 – Sustainable boundaries:** to promote sustainable boundaries such as hedgerows	**Proposed at Planning Committee 15-11-2021 Adopted at Planning Committee 27-06-2022**

	or hedgehog holes, in preference to fences which create a hard barrier to wildlife and so as to establish ecological networks for wildlife. **Objectives**: a) To provide green screens which can screen houses from roads, and from each other, as well as creating shade and absorb CO2 b) To create boundaries which are porous to wildlife, for instance hedgehog holes, allowing creatures to pass through where fences would stop them, as well as habitat for birds and insects	**SDC Tree Strategy 2021-2031:** "to maintain a healthy, resilient tree stock, Sevenoaks District Council will aspire to plant 2 trees for every tree removed" **SDC Core Strategy Policy SP1:** "in all areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment" **STNP Objective 5:** "to recognise the significant contribution that trees and hedgegrows make to the town's character and biodiversity" **STNP Policy L4:** "Wherever possible, existing trees and hedgegrows must be retained and protected as part of development proposals […] any trees of hedgegrows lost through development should be replaced" **STC Green Community Investment Plan 2024:** "STC's overall aim is to put in place affordable and practical initiatives with long term green benefits for the local community and to support and encourage residents to pursue individually. Little steps together, reducing Sevenoaks' carbon consumption footprint = big changes to the planet" **STC Green Community Investment Plan 2024 Items 5.6** "sustainable boundaries" **and 5.7** "where boundary walls and fences are proposed in a planning application, STC will recommend in its capacity as a Statutory Consultee to the Local

		Planning Authority, that the wall or fence be made porous to local wildlife."
PC2	**Planning & Environment Committee Policy 2 – Porous Drives:** to require planning applications to incorporate porous surfaces and/or rain collectors into their plans in order for STC to approve of the application, and to request that Building Control ensure surface water runoff is directed to the correct drainage to discourage connections to foul drains that exacerbate flooding issues. **Objectives**: – To allow most of the water falling on paved surfaces to pass onto the ground beneath – To avoid runoff into the street where this would increase the possibility of flooding – To avoid additional burden to the foul drainage system which exacerbate flooding issues	**Proposed at Planning Committee 15-11-2021** **Adopted at Planning Committee 27-06-2022** **SDC Core Strategy Policy SP1:** "in all areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment" **STNP Policy L2:** "new development will be expected to manage surface water to minimise flood risk and flows to watercourses. Development proposals should normally incorporate sustainable urban drainage (SuDs)"
PC3	**Planning & Environment Committee Policy 3 – Tree Planting:** to promote and require the planting of 2 replacement trees for every 1 tree that a planning application proposes to remove. **Objectives:** To mitigate the loss of air quality, biodiversity, wildlife homes and insect food caused by tree felling. To contribute to the Green Community Investment Plan's goal of making Sevenoaks greener.	**Proposed at Planning Committee 15-11-2021** **Adopted at Planning Committee 27-06-2022** **SDC Tree Strategy 2021-2031:** "to maintain a healthy, resilient tree stock, Sevenoaks District Council will aspire to plant 2 trees for every tree removed" **STNP Objective 5:** "to recognise the significant contribution that trees and hedgegrows make to the town's character and biodiversity" **STNP Policy L4: "**Wherever possible, existing trees and hedgegrows must be retained and protected as part of development proposals […] any trees of

		hedgegrows lost through development should be replaced" **STC Green Community Investment Plan Theme 3:** "where there used to be tree lined avenues, STC will encourage the public via resident associations to plant trees in their front gardens (subject to KCC permission). STC will consider providing grants for trees to voluntary organisations and will support the Queen's Jubilee Tree Canopy initiative."
PC4	**Planning & Environment Committee Policy 4 – Internally Illuminated Signs:** To object to and discourage planning applications with proposals for internally illuminated signs.	**Proposed at Planning Committee 15-11-2021** **Adopted at Planning Committee 27-06-2022**
PC5	**Planning & Environment Committee Policy 5 – 1m boundary minimum:** to support development where it is set back at a minimum of 1m from the boundary line.	**Proposed at Planning Committee 15-11-2021** **Adopted at Planning Committee 27-06-2022**
PC6	**Planning Committee Policy 6 – Protocol for an alternative Development Management Committee Speakers to be booked:** to outline circumstances in which an alternative Town Councillor may be registered to speak on behalf of the Planning & Environment Committee at Development Management Committee, following a Planning & Environment Committee resolution. **Circumstances in which a resolution for a speaker may be overturned:** Unexpected Councillor illness or unavailability Notification of DMC meeting being received outside of Planning & Environment Committee Agenda papers, with the date before next Committee. At the discretion of the Chairman	**Proposed at Planning Committee 07-02-2022** **Adopted at Planning Committee 27-06-2022**

PC7	**Planning & Environment Committee Policy 7 – Retrofitting heritage assets:** To adopt as a starting point to future discussions of any eco-friendly retrofitting proposals, a presumption in favour of such applications *unless* there are exceptional heritage or neighbouring amenity concerns which cannot be mitigated.	**Proposed and adopted at Planning & Environment Committee 15-12-2025** **Adopted Sevenoaks Town Neighbourhood Plan Policy D6:** "The Neighbourhood Plan promotes the retrofitting of existing homes to increase their energy efficiency. […] When retrofitting historic properties applicants are advised to consider Historic England's guidance on improving energy efficiency of historic buildings which is available on the Historic England website."

2.6. Pre-Planning Representation and Policies

As per its Planning Pre-Applications Discussions protocol, the Planning & Environment Committee welcomes, where possible, pre-planning discussions from developers, which have a number of potential benefits to the public, the developer, and the Planning Authority, and stakeholders. These benefits include possible objections or Councillor concerns being identified and addressed prior to formal application, thus removing public objections to the scheme. (For full details attached, see Appendix.) The purpose of these is to allow questions and clarifications from Councillors.

2.7. Public Speaking at Planning & Environment Committee

As per the Town Council's Standing Orders and Speaking at Public Meetings Policy, members of the public will be able to make representations on each planning application, providing that they have registered to speak before 12pm the day of the meeting. This is limited to one speaker for, and one against per application whilst the meeting is suspended. No further contribution is permitted thereafter. Any correspondence received in advance of the meeting regarding an application on the agenda will be forwarded to all members of the Committee, although not necessarily discussed at the meeting. (For full details attached, see Appendix)

2.8. Nomination of Community Assets:

The Right to Bid is a national process that was introduced through the Government's Localism Act and came into force on 21 September 2012. This process gives voluntary and community groups as well as town and parish councils the opportunity to nominate local land and buildings to be included on a list of 'assets of community value'.

Nominations must demonstrate that the asset's main use does or has recently has, contributed to the social wellbeing or cultural, recreational or sporting interest of the local community, and that this use will continue.

Sevenoaks Town Council has in the past successfully registered a number of assets including Longspring Woods, Bradbourne Lakes, The Stag, the Kaleidoscope Library, Gallery and Museum amongst others. Their registration means that, should the asset be put on the open market, the sale will be paused for an initial period of six weeks to allow community groups to submit an Intention to Bid. It is paused an additional six months if an Intention to Bid is submitted, during which the group can prepare a bid, locate funds and put together a business plan for managing the asset.

This process has proven especially successful with the recent acquisition by the Town Council of Longspring Wood, comprising 14 acres of ancient woodland and following the aforementioned successful registration of it as an Asset of Community Value and submission of a Bid. The Town Council agreed to invest £100,000 into purchasing the land for the enjoyment and use of the public, and a further £100,000 was raised by the local community within 23 days.

The Town Council considers additional assets for nomination via the Planning & Environment Committee, where members agree on particular assets which they believe should be registered, with the objective being to ensure that quality community assets stay within community ownership and available for free, public use.

Nominations are prioritised by degree of perceived threat of being sold, and feasibility that STC would be able to purchase and maintain the asset should it come up for sale.

3. Implementation

Due to the nature of this policy, the majority of the policy decisions affect the Planning & Environment Committee and Council Officers when assisting the Committee.
Any changes affecting this policy or additions to the policy itself have to be agreed by the Full Council for adoption as an amendment to the policy.
Council Officers will continue to monitor the national and local plans for any changes that affect this policy and would bring this to the attention of the Council.

Decision Notices published by Sevenoaks District Council OR Kent County Council from **13th October 2026 to 26th October 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)
26/01729/MMA	27 Knole Way – Town	**7th September 2026:** STC recommended approval.	13th October 2026: SDC Granted, 3 conditions.
26/01792/MMA	Wetton Cleaning Services Ltd Estate House, Pembroke Road – Town	**24th August 2026:** STC recommended approval, 1 condition.	22nd October 2026: Application Withdrawn.
26/01983/HOUSE	23 The Middlings – Kippington	**7th September 2026:** STC recommended approval, 2 conditions.	13th October 2026: SDC Granted, 3 conditions.
26/02107/FUL	3 London Road – Town	**7th September 2026:** STC recommended refusal unless, 1 condition. (Conservation Officer satisfied).	16th October 2026: SDC Refused, 1 Ground.
26/02117/HOUSE	5 Plymouth Park – Town	**7th September 2026:** STC recommended approval, 1 condition.	19th October 2026: SDC Granted, 4 conditions.
26/02123/HOUSE	86 St Johns Hill – Eastern	**21st September 2026:** STC recommended approval, 1 condition.	22nd October 2026: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 02 November 2026

1	Plan Number	Planning officer	Town Councillor	Agent
	26/00820/FUL	Ashley Bidwell 04/11/2026	Cllr Dr Canet	Union4 Planning

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
West Kent Housing Association	Land North East Of Junction Wi	Seal Road, Greatness Lane	Northern
Town	*County*	*Post Code*	*Application date*
			14/10/26

26/00820/FUL - Amended plan

Demolition of existing garages. New building comprising 3 no. residential dwellings with associated car and cycle parking, bin store, landscaping and associated works.

A summary of the main changes is set out below:

Acoustic technical note received to address outstanding Environmental Health comments.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCKI2SBKMKF00

2	Plan Number	Planning officer	Town Councillor	Agent
	26/01850/FUL	Abbey Aslett 05/11/2026	Cllr Granville	Harringtons 2006

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Eland Estates Limited	Granville House	7 Station Parade, London Road	Town
Town	*County*	*Post Code*	*Application date*
			15/10/26

26/01850/FUL - Amended plan

Subdivision and change of use to form 2 no commercial spaces to front of building and 2 no 2 bedroom flats with balcony to rear of building. Proposed extension and disabled compliant access to front of property. Associated hard and soft landscaping. Alterations to fenestrations.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TI4F9KBKGXW00

3	Plan Number	Planning officer	Town Councillor	Agent
	26/02579/HOUSE	Abbey Aslett 09/11/2026	Cllr Shea	Harringtons 2006

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mrs D Pajsert		150 Seal Road	Northern
Town	*County*	*Post Code*	*Application date*
			19/10/26

Single storey flat roofed rear extension with roof lights and raised rear patio with steps and privacy screen. Infill doorway. Interal changes.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM6PXYBKIJD00

4	Plan Number	Planning officer	Town Councillor	Agent
	26/02600/HOUSE	Zoe Dommett 09-11-2026	Cllr Dr Dixon	Tobi Jaekle Architect

Planning Applications to be Considered

Planning Applications received to be considered on 02 November 2026

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Batchelor		37 Bradbourne Road	St Johns
Town	*County*	*Post Code*	*Application date*
			19/10/26
Demolition of the existing single storey side garage extension and replacement with a partial double storey and partial single storey side extension. New Permeable parking spot. Associated hard and soft landscaping.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMAF8YBKIKZ00		

5	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02633/MMA	Summer Aucoin 10/11/2026	Cllr Wightman	Witcher Crawford
Case Officer				
Applicant		*House Name*	*Road*	*Locality*
Mr & Mrs Hogg		Knole Field	Blackhall Lane	Wildernesse
Town		*County*	*Post Code*	*Application date*
				20/10/26
Amendment to 25/02158/FUL to increase the size of the basement.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMHTYRBKIN300			