

Tuesday, 21 April 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 27th April 2026, 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 for the public to watch via the following link: <https://youtube.com/live/b7S9S0suqml> 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 of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, 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
Cllr Tony Clayton – Mayor	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 – Deputy Mayor	Cllr Gareth Willis
Cllr Chloe Gustard	Cllr Nigel Wightman

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	<p>APOLOGIES FOR ABSENCE</p> <p>To receive and note apologies for absence from members who are unable to attend the meeting.</p>
2	<p>REQUESTS FOR DISPENSATIONS</p> <p>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.</p>
3	<p>DECLARATIONS OF INTEREST</p> <p>To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.</p>
4	<p>MINUTES (Pages 5-12)</p> <p>To receive and agree the minutes from the Planning & Environment Committee Meeting held on 13th April 2026.</p>
5	<p>ARRANGEMENTS FOR PROCESSING PLANNING CONSULTATIONS EXPIRING BEFORE NEXT COMMITTEE MEETING</p> <p>To receive notice that all planning applications consulted upon between 21st April and 27th April 2026 will be processed under Chair's Action, due to the necessary scheduling of the Annual Council meeting on 11th May 2026 having caused the Planning & Environment Committee to fall outside of its usual biweekly timetable.</p> <p>Applications will be allocated to Ward Councillors for their appraisal as usual, with their draft recommendations to be approved by both the Chair and the Town Clerk under executive powers, as per Standing Order 15.b.xv and in order to meet statutory deadlines. Approved comments will be forwarded to the District Council and reported to the next Planning & Environment Committee.</p>
6	<p>CURRENT & COMPLETED MATTERS REPORTS (Pages 13-24)</p> <p>a) To receive and note the Current Matters report, which summarises and provides any relevant updates on live projects of the Planning & Environment Committee. (Pages 13-21)</p> <p>b) To receive and agree the Completed Matters report, which summarises concluded projects of the Planning & Environment Committee. (Pages 22-24)</p>

<p>7</p>	<p>KENT COUNTY COUNCIL DECISION ON CLAIMED FOOTPATH APPLICATION AT POUND LANE / DARTFORD ROAD (Pages 25-30)</p> <p>To receive notice that Kent County Council has confirmed its conclusion that a right of way on foot subsists along the claimed footpath between Pound Lane and Dartford Road A225.</p> <p>To receive the notice of decision and report, and to note that a formal Order will now be prepared for consultation by Kent County Council, to record the route as a footpath on its Definitive Map of Public Rights of Way.</p>
<p>8</p>	<p>APPEALS (Pages 31-35)</p> <p>To receive notice that the following appeal has been ALLOWED and planning permission Granted by the Planning Inspector on 19th February 2026. A separate application for costs was refused.</p> <ul style="list-style-type: none"> • 6001410: 25/00285/MMA – 85 Bayham Road
<p>9</p>	<p>DEVELOPMENT MANAGEMENT COMMITTEE (Pages 37-40)</p> <p>a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 23rd April 2026. This was previously allocated to Cllr Ancrum and then subsequently to Cllr Clayton.</p> <ul style="list-style-type: none"> • 25/02939/FUL - 1 Holly Bush Lane <p>INFORMATIVE: On 3rd November 2025, and subsequently on an amended version on 19th January 2026, Sevenoaks Town Council recommended refusal on four grounds. (Full recommendation attached)</p> <p>b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T44Q2OBKJMU00</p> <p>c) To note that Cllr Layne was registered to speak on behalf of the Town Council, with the decision to do so having been made under Chair's Action, with delegated authority to the Chair or Vice Chair and with approval of the Chief Executive. This was due to the nomination being required before the next Planning & Environment Committee.</p>
<p>10</p>	<p>TOWN CENTRE AND ST JOHNS HILL AREA MASTERPLANS</p> <p>To receive and consider adopting the final Town Centre and St John's Hill Area Masterplans, as well as their corresponding Consultation Reports, as received from the Town Council's consultants and amended in response to consultation feedback. (Attached separately, or available to download via the following links):</p>

	<ul style="list-style-type: none"> • Town Centre Consultation Report: https://sevenoaksndp.wordpress.com/wp-content/uploads/2026/04/4347_20260326_sevenoaks-town-centre_consultation-report_final.pdf • Town Centre Masterplan: https://sevenoaksndp.wordpress.com/wp-content/uploads/2026/04/4347_20260331_sevenoaks-town-centre-masterplan_final.pdf • St John's Hill Area Consultation Report: https://sevenoaksndp.wordpress.com/wp-content/uploads/2026/04/4347_20260323_st.johns_consultation-report_final.pdf • St John's Hill Area Masterplan: https://sevenoaksndp.wordpress.com/wp-content/uploads/2026/04/4347_20260331_st.johns-hill-area-masterplan_final.pdf
<p>11</p>	<p>DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 41-42) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the four weeks ending 20th April 2026.</p>
<p>12</p>	<p>PLANNING APPLICATIONS (Pages 43-47) 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.</p> <p>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.</p> <p>b) The meeting will be reconvened to consider planning applications received during the two weeks ending 21st April 2026.</p>
<p>13</p>	<p>PRESS RELEASES To consider any item in this report that would be appropriate for a press release.</p>

**Sevenoaks Town Council AMENDED Minutes of the meeting of the Planning &
Environment Committee**
**Held on Monday 13 April 2026 in the Council Chamber, Town Council Offices, TN13
3QG**

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

<https://youtube.com/live/00bVIA7UvQ8>

Meeting commenced: 19:00

Meeting Concluded: 19:25

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Open Spaces Committee Clerk

PUBLIC QUESTION TIME

None.

13 - APOLOGIES FOR ABSENCE

As above.

14 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

15 - DECLARATIONS OF INTEREST

None.

16 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 30th March 2026.

It was RESOLVED that the minutes be approved.

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17 - APPLICATION CONSIDERED UNDER CHAIR'S ACTION

The Committee noted that a recommendation for approval for the below planning application was processed under Chair's Action on 7th April 2026, with the agreement of the Town Clerk under delegated authority* and in consultation with Ward Members.

It was noted that this action had been taken as the Planning & Environment Committee had not reached a resolution on the application when it was considered on 30th March 2026, due to having considered it to fall outside the Town Council's boundary. The Case Officer had subsequently confirmed that the application lies within the relevant Ward boundary.

- **26/00311/ADV - Connections Business Park, Vestry Road**

**as per Section 101 of the Local Government Act 1972.*

18 - KENT COUNTY COUNCIL PROPOSED AMENDMENT 17: A WAITING RESTRICTIONS ORDER

a) The Committee received notice that Kent County Council had published deposit documents for its proposed Order for Amendment 17: a Waiting Restrictions Order on Holly Bush Lane. This proposes to remove a section of parking bay on the west side and replace it with double yellow lines at a point 21 metres north of its junction with Avenue Road for a distance of 6m in a northerly direction.

b) It was noted that representations supporting or objecting to the proposed Order can be made via Kent County Council's website via the below link until 20th April 2026:

<https://letstalk.kent.gov.uk/holly-bush-lane-in-the-district-of-sevenoaks-amendment-17-waiting-restrictions>

c) Cllr Dr Canet asked that the Town Council include within any response, a request for the road signage and lining on Holly Bush Lane to be refreshed. This in order to improve road safety – particularly in the one-way section which Councillors did not consider to be adequately signposted. It was **RESOLVED** that this request be forwarded to Kent County Council for its consideration.

19 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

a) The Committee received notice and plans of a new dwelling on the site of 28 The Rise which has been addressed Val De Vie, 28A The Rise.

b) The Committee also received notice and plans for *part* of the new development on the site of 6-10B Victoria Road, which have been renamed 6 Victoria Road, Flats 1-3 8 Victoria Road, and 8A Victoria Road. It was noted that the remaining, unbuilt dwellings would be

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renamed at a later date.

20 - 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 6th April 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

21 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed Dated

Chair

DRAFT

Planning Applications Considered

Applications considered on 13-4-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00967/OUT	Ashley Bidwell 23/04/2026	Cllr Daniell / Cllr Gustard	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Police & Crime Commissio		Land North East of Magistrate	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/26

25/00967/OUT - Amended plan

Outline planning application for the erection of up to 28 dwellings plus access with matters relating to layout, scale, appearance and landscaping reserved.

A summary of the main changes is set out below:

Parameter plans for landscaping and building heights now provided. Previously submitted plans remain relevant though they are indicative.

Comment

Sevenoaks Town Council recommended approval provided:

- The Planning Officer is satisfied about the bulk and massing and overall building heights and that there is no loss of amenity to neighbouring properties
- An Outline Construction Environmental Management Plan is submitted
- Core Strategy SP3 and Neighbourhood Plan provision for 40% affordable housing is met

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02802/HOUSE	Abbey Aslett 17/04/2026	Cllr Layne	Fuller Long Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr And Mrs Herron			3 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/26

25/02802/HOUSE - Amended plan

Conversion of garage to habitable room, associated changes to fenestration. New canopy porch. Removal of glazed roof to conservatory, to be replaced by flat roof with roof lantern. Installation of external insulation and cladding. Replacement (like for like) of windows to double glazing. Repairs to chimney. Installation of roadside kerb to front with associated landscaping alterations.

A summary of the main changes is set out below:

Introduction of a utility room on the ground floor plans.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that:

- The design and materials of the replacement cladding remain in line with the original application and existing building,
- That the structural changes and removal of the interior structural beam is both appropriate and sound.

Planning Applications Considered

Applications considered on 13-4-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02803/LBCALT	Abbey Aslett 17/04/2026	Cllr Layne	Fuller Long Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Herron			3 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/26

25/02803/LBCALT - Amended plan

Conversion of garage to habitable room, associated changes to fenestration. New canopy porch. Removal of glazed roof to conservatory, to be replaced by flat roof with roof lantern. Installation of external insulation and cladding. Replacement (like for like) of windows to double glazing. New doors, new windows to orangery, repairs to carriageway doors. Repairs to chimney. Alterations to landscaping. Internal alterations: partial removal of walls between dining room, garden room, and kitchen; installation of a stud wall; increase floor height of garden room; reposition stud wall and increase width of two doorways on first floor; remove first floor WC; new wall and ceiling insulation; installation of new electrical fixtures and fittings.

A summary of the main changes is set out below:

Introduction of a utility room on the ground floor plans.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that:

- The design and materials of the replacement cladding remain in line with the original application and existing building,
- That the structural changes and removal of the interior structural beam is both appropriate and sound.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00274/HOUSE	Zoe Dommett 24/04/2026	Cllr Shea	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C & A Woodcock & Garcia			14 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/04/26

26/00274/HOUSE - REVALIDATED plan

Two storey side and single storey rear extension with rooflights. Reconstruct/enlarge rear dormer and extend front dormer. Relocate front entrance.

A summary of the main changes is set out below:

Certificate B received.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-4-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00411/FUL	Summer Aucoin 19/04/2026	Cllr Clayton	Howard Sharp And Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A and O Adeleye			14 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/26
Erection of two storey detached dwelling with off-street parking, landscaping and associated works				

Comment

Sevenoaks Town Council recommended refusal, unless:
 - Conditions are in place to secure non-opening, obscure glazing for high level windows to prevent overlooking of neighbouring gardens
 - Removal of Permitted Development Rights to prevent further increases in the roof height

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00417/HOUSE	Zoe Dommett 19/04/2026	Cllr Granville	Mr Wyatt Glass
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Brown			38 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/26
Lower ground floor office/studio with glazed link to living room, rooflights and alteration to fenestration. Landscaping.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00505/HOUSE	Summer Aucoin 19/04/2026	Cllr Camp	Ark Design Build Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Clay		6 Bradbourne Court	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/26
Garden studio.				

Comment

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

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00513/HOUSE	Zoe Dommett 18/04/2026	Cllr Dr Canet	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F Waller		1 Rising Sun Cottages	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/26
Demolition of existing storage building with associated landscaping. Single storey front extension and double storey side extension with internal alterations and roof light. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-4-26

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00607/HOUSE	Zoe Dommett 22/04/2026	Cllr Gustard	Mr Nicholas Wheeler
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Stratten			25 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/26
2 storey rear extension to create additional master bedroom at first floor. Ground floor structure utilised to create first floor extension. Rooflights				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no loss of privacy or amenity to neighbours.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00611/HOUSE	Zoe Dommett 22/04/2026	Cllr O'Hara / Cllr Shea	RJT Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Iveson			13 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/26
Proposed Single Storey Rear Extension with roof lantern.				

Comment

**Proposed by Cllr Shea:
Sevenoaks Town Council recommended approval.**

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00618/HOUSE	Summer Aucoin 24/04/2026	Cllr Michaelides	SD Building Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S York		Karibu	48A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/04/26
Partial garage conversion, alterations to rear elevation on ground floor, and addition of sun pipes to existing roof at ground floor level.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the designs and materials, and the Conservation Officer is satisfied that there will not be a negative impact on the Conservation Area.

Planning Applications Considered

Applications considered on 13-4-26

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00632/HOUSE	Christopher Park 23/04/2026	Cllr Skinner	Resi Design Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Kalinov			7 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/26
<p>Two storey rear and side extension, with loft conversion, roof lights and dormers. Alterations to front windows and entrance porch, with overhanging canopy. Alterations to fenestration and roof line. Internal alterations and associated works, including landscaping and extended patio at the rear.</p>				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00641/LBCALT	Summer Aucoin 24/04/2026	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Forrest			27 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/04/26
<p>Remedial works to the building to prevent water ingress. Including: Add 1 no roof tile at eaves to provide overhang; replace lintel above ground floor window; replace damaged brickwork; repair damaged render Internal alterations; Form 1500x2000mm width opening in ground floor wall to connect living room and dining room.</p>				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the application.

Current Matters – for Sevenoaks Town Council’s Planning & Environment Committee 22/12/2024

New items or updates since the last Current Matters report are in [blue font](#).

Items requiring Action by the Committee are highlighted **ORANGE**. Those awaiting update before they can be actioned are not.

Minute Number and Date	Action	Update/Status
<p>145(e) – bullet point 3 3rd July 2023 (Action agreed)</p> <p>335 11th September 2023 (Action delayed by lack of KCC accident data)</p> <p>407(c) 9th October 2023 (Action agreed)</p> <p>403 4th November 2024 (Additional action agreed)</p> <p>532 27th January 2025 (HIP re-prioritisation agreed)</p>	<p>RESOLVED to request traffic mirrors at:</p> <ul style="list-style-type: none"> • The junction where Brittains Lane meets Oak Lane, • Where Burntwood Road meets Ashgrove Road, • On Brittains Lane where Ashgrove Road meets Oak Lane, <p>Also a concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittains Lane and Ashgrove Road.</p> <p>RESOLVED to add the entrance of Parkfield to the list of locations for requested traffic mirrors and a concealed entrance sign.</p>	<p>KCC’s site investigations found no accident data recorded and the locations therefore unviable. Because their data is a year behind and Cllrs are aware of at least two reported accidents within the last year however, KCC have agreed to reinvestigate in April 2024, once their traffic data has been updated. Request made by STC on 9th April 2024, for data to be re-run and the request reconsidered. Added to Highway Improvement Plan.</p> <p>Planning & Environment Committee agreed to request convex mirror and concealed entrance sign at the entrance of Parkfield. Notice and images received of further car accident on Brittains Lane, and the Committee agreed to forward details to KCC.</p> <p>KCC response via HIP review September 2024 confirmed there are no DfT approved signage for concealed entrances. Recommendation for alternative signage as opposed to mirrors.</p> <p>Images of recent crash (30th October 2024) sent to KCC with request for potential action to be investigated.</p> <p>Restructure of HIP proprieties adopted on 27th January 2025, with this item placed under “Requires further details or significant funds”</p> <p>August 2025 HIP Officer Nigel Rowe has agreed to pass the request on to Planning & Advice team to investigate whether junction/signage can be improved.</p> <p>29th September 2025</p>

		<p>HIP Officer Nigel Rowe provided an update, where scope for several signage improvements were identified. He has requested these from the operations team and will update on expected timescale and any funding requirements outside of HIP budget in due course.</p>																		
<p>232(c) 17th July 2023 (Action agreed)</p> <p>14th July 2025 (Response to consultation agreed)</p>	<p>To continue working with Otford Parish Council on active travel options between the two parishes.</p>	<p>Working Group membership updated comprising Cllr Clayton, Cllr Shea and Cllr Dr Dixon. Meeting requested by Otford Cllr Simon Featherstone, following update from SDC. Awaiting action from SDC on their proposed Otford to Sevenoaks cycling route. Consultation on draft route published by SDC 6th June 2025, draft response agreed by STC Planning & Environment Committee 14th July 2025 and since submitted.</p> <p>Presentation from KCC Officer Jamie Watson for 18th May 2026, to update the Town Council on the JTB Working Group’s revised proposals for the Otford to Sevenoaks cycling route.</p>																		
<p>441b 29th July 2024 (Agreement to nominate Scout huts, Sevenoaks Hospital, Post Office,</p> <p>572 24th February 2025 (Agreement to nominate Bus Station, Café and Toilets, Leisure Centre, The Shambles, woodland, Environmental Park, Mill Pond, West Kent Mind)</p>	<p>RESOLVED for the following sites to be submitted as Assets of Community Value:</p> <table border="1" data-bbox="452 735 875 1252"> <tr><td>Sevenoaks Hospital</td></tr> <tr><td>Post Office / Sorting Office</td></tr> <tr><td>Bus Station Office, Café and Public Toilets</td></tr> <tr><td>Sevenoaks Magistrate Court</td></tr> <tr><td>Sevenoaks Leisure Centre</td></tr> <tr><td>Woodland opposite No’s 36-74 Hillingdon Avenue</td></tr> <tr><td>Sevenoaks Environmental Park, Play Area and Open Space</td></tr> <tr><td>Mill Pond</td></tr> <tr><td>West Kent Mind premises at 28-34 St John’s Road</td></tr> </table>	Sevenoaks Hospital	Post Office / Sorting Office	Bus Station Office, Café and Public Toilets	Sevenoaks Magistrate Court	Sevenoaks Leisure Centre	Woodland opposite No’s 36-74 Hillingdon Avenue	Sevenoaks Environmental Park, Play Area and Open Space	Mill Pond	West Kent Mind premises at 28-34 St John’s Road	<p>Application Status:</p> <table border="1" data-bbox="902 735 1975 1252"> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> <tr><td>Pending</td></tr> </table>	Pending	Pending	Pending	Pending	Pending	Pending	Pending	Pending	Pending
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<p>611 10th March 2025 (Agreement to nominate Magistrate Court)</p> <p>6th May 2025 (Agreement to nominate Hollybush)</p>		
<p>579b 18th December 2023</p> <p>8 2nd April 2024</p> <p>242b 29th July 2024</p> <p>567 24th February 2025</p> <p>106 2nd June 2025</p>	<p>Cllrs requested that KCC and Thames Water be invited to meet with the Town Council to discuss and map the key issues relating to flooding.</p>	<p>Meeting held February with Thames Water, KCC Highways, Cllr Streatfeild, SDC Cllr Leaman and STC/SDC Cllr Shea.</p> <p>Meeting held 26th March 2024 and verbal update provided by Cllr Shea at 2nd April 2024 Planning Committee.</p> <p>Verbal update from Cllr Shea 29th July 2024.</p> <p>Invitation received for Cllrs to attend a site visit at Dartford Road treatment works 20th August 2025.</p> <p>Sewer monitors ordered and awaiting installation in Northern Sevenoaks to gather evidence of surface water impact. Thames Water reported investigating legal action framework for householders connecting surface water to sewers, with Northern Sevenoaks to be in first tranche.</p> <p>6th October 2025 update: Latest meeting held 9th September 2025 with following updates: Sewer monitors have been installed at Mill Lane. Thames Water continue to investigate avenues for rectifying improper connections, with some funding having since been allocated towards this. Process is still being reviewed, but once it is finalised Mill Lane will be within the first tranche of locations for pursuing this.</p>

		<p>Clarification was sought from Thames Water in relation to spreading speculation that Thames are planning to build a sewage treatment plant in Sevenoaks and discharge the treated water into the Darent Valley river. An Officer was also invited to meet with STC and key stakeholders, including KCC, SDC and the Darent River Preservation Society as per recent request of the Planning & Environment Committee.</p> <p>Thames Water clarified that the potential for a new site is explored in their 25 year plan, which allows for projected growth in housing numbers and additional pressure this will put on the network. A new sewage treatment plant is not estimated to be required until 2035 – at which point Thames Water would then start to look at options. This would be preceded by engagement with key stakeholders. Request was made for Town and Parish Councils as well as the Darent River Preservation Society to be added to this stakeholder list. While the aforementioned roundtable discussions are therefore not yet required, Thames Water Officers agreed that a short presentation to the Planning & Environment Committee, as well as potentially producing a short communication which clarifies this, would be beneficial.</p>
<p>657.c.ii 5th February 2024</p>	<p>RESOLVED to liaise with Kent Wildlife Trust regarding STNP objectives.</p>	<p>Pending</p>
<p>438(3) 30th October 2023</p>	<p>To implement a Town Centre and St John’s Hill Masterplan.</p>	<p>Urban Initiatives Studio have been commissioned to complete two separate Masterplans. Stakeholder events held 23rd April 2024 and 30th April 2024.</p> <p>Additional stakeholder events delayed due to general election – awaiting scheduling. Car Parking Study at St Johns to be considered by Finance & Delivery Committee which may cause further delays.</p> <p>Funding for Parking and beat survey approved at F&D Committee. Surveys completed and second Stakeholder events held November 2024.</p> <p>Consultation on draft St Johns Masterplan took place March 2025 for 6 weeks and consultation on draft Town Centre Masterplan commenced 28th July 2025 to conclude 30th September (extended deadline). Masterplan information stall due to be available at 6th September 2025 Street Food Festival.</p> <p>Consultation responses to be forwarded to STC’s consultants following conclusion of public consultation for the draft Town Centre Masterplan on 30th September 2025. Urban Initiatives will now consider these and make any appropriate amendments to the draft</p>

		<p>Masterplan and provide STC with a final version of both the St John’s Hill Area Masterplan and the Town Centre Masterplan in due course.</p> <p>27th April 2026: Final Masterplans and Consultation reports to be received and considered for adoption by the Planning & Environment Committee.</p>
<p>440 30th October 2023</p>	<p>To pursue Feasibility Study for a Sevenoaks Dunton Green walking and cycling route, as identified in the STNP.</p>	<p>Phil Jones Associates have been commissioned to produce this. Currently waiting on landowners about potential wayleave conversations in the future. Additional letter sent to landowners on 24th May 2024.</p> <p>6th October 2025 update: Following publication of SDC’s draft Local Plan via its Committee papers, which includes multiple sites through which the route would cross (including that of the landowners which STC has been unable to contact), it is considered more appropriate to request PJA to complete a supportive scoping document to support the route via the Local Plan. An email suggesting this has been forwarded to both PJA and Active Travel Officers at SDC for consideration (1st October with follow up reminder forwarded 3rd December 2025), with no response yet received.</p>
<p>118 20th May 2024 (First Annual Report approved)</p>	<p>Monitoring of STNP policy application in planning application decisions, and actioning of projects.</p>	<p>In progress via STNP / Masterplans Working Group.</p> <p>The second Annual Report will be published May 2026, combining monitoring of years 2 and 3.</p>
<p>635 24th March 2025 (Locations agreed for corner protections and recommendation to Finance & Delivery Committee for funding)</p>	<p>STC to pursue provision of additional corner protections at several locations, by way of double yellow lines. To agree these locations and conduct initial informal consultation to gauge level of public support for each proposed location, and to fund the formal consultation (TRO) required by KCC, as well as</p>	<p>Locations agreed 24th March 2025, including extension of Letter Box Lane corner protections (see below item for background), with recommendation to F&D Committee to fund this (Estimated cost .</p> <p>£6,959 from CIL underspend approved by F&D Committee, for STC to fund a TRO and delivery of double yellow lines at the agreed locations.</p> <p>2nd June 2025: Request from Sevenoaks Primary School to add additional location received and approved, with recommendation to F&D to fund the additional location for additional £100.</p>

<p>36 14th April 2025 (Funding agreed by F&D Committee) 107 2nd June 2025 (Additional location agreed and recommendation to F&C Committee)</p> <p>123 9th June 2025 (Additional funding approved by F&D)</p>	<p>eventual delivery in the event of a positive consultation response. informally consult on locations proposed to receive further corner protections, followed by finance of a formal TRO and their delivery.</p>	<p>Consultation to take place on completion of Town Centre Masterplan consultation so as to keep the projects separate. Consultation launched 15th October 2025 via the November Town Crier publication and with dedicated webpage on STC’s website: <u>Proposed Corner Protection locations - Sevenoaks Town Council</u> 70 responses received to date – largely in favour of all proposed corner protections.</p> <p>Main advertising activities delayed until after the District Council’s Local Plan consultation ends (11th December), after which it will be published on social media, circulated to local Residents Associations as well as Sevenoaks Primary School for circulation to members and parents. Letter drops to households on the affected roads was undertaken by Ward Councillors in the New Year 2026. Consultation extended past usual 6 weeks until 30th January 2026 due to the Local Plan consultation.</p> <p>Consultation report considered by the Planning & Environment Committee 2nd March 2026, with final scheme approved with minor revisions, and submitted to KCC via the HIP process. Designs are being prepared by KCC’s Design Team, to be followed by a TRO.</p>
<p>67 29th April 2024 (Request made to KCC)</p> <p>131 3rd June 2024 (Further details requested by STC)</p> <p>193 1st July 2024</p>	<p>Request for Letter Box Lane corner protections to be extended further into the road.</p>	<p>Request made by STC 29th April 2024 for the TRO to be extended.</p> <p>Offer from KCC received 3rd June 2024 for STC to become project promoter for new TRO costing £3000.</p> <p>1st July 2024 – STC agreed not to pursue additional TRO due to cost implications, and to instead monitor the effectiveness of the scheme as originally designed following its deliverer.</p> <p>“Has Made” published 20th September 2024 confirming installation of original designs. Kippington Cllrs to monitor effectiveness of the double yellow lines and whether they need extension.</p>

<p>(STC agreed not to pursue additional TRO)</p> <p>339 7th October 2024 (Notice received of “Has Made”, and agreement to monitor it)</p>		<p>Funding approved for STC to fund a TRO and delivery of double yellow lines at multiple locations (see above), including the extension of Letter Box Lane corner protection. Consultation to take place on completion of Town Centre Masterplan consultation so as to keep the projects separate.</p> <p>Consultation launched as above, and location submitted to KCC’s TRO Design Team.</p>
<p>267 27th August 2024</p>	<p>To consider, where relevant: How will the planning proposal enhance the Sevenoaks Cultural Quarter, as defined in the Sevenoaks Town Neighbourhood Plan</p>	<p>Ongoing, for consideration of Town Cllrs when reviewing planning applications received within the Cultural Quarter. Applications to also be mapped periodically via the following interactive map: https://shared.xmap.cloud/?map=13e9cea6-7ceb-456e-a656-fd811bae455f</p>
<p>631 24th March 2025 (Action agreed)</p>	<p>For STC to seek the transfer of assets from SDC in light of upcoming Local Government Reorganisation and in order to retain their local management.</p>	<p>Resolved to submit expressions of interest for transfer of The Stag (including section of the car park), St John’s Hill Car Park (including Freehold of Public toilet building), St James’ Car Park, Sevenoaks Market Rights & associated land, Bradbourne Vale Road horses field and Hollybush Recreation Ground. These to be applied for as a “package” so as to allow income-generating assets to offset those with only outgoing costs, with the aim of being cost-neutral to both the new unitary council and the local taxpayer.</p> <p>6th October 2025 update: One asset request out of the six applied for was approved by SDC Officers for the next round of consideration – being production and submission of a Business Plan. This has since been recommended by SDC’s Finance & Investment Advisory Committee to its Cabinet, for Freehold transfer to STC. This was made subject to further analysis of any legal risks of SDC transferring the Freehold to STC.</p>

		<p>SDC has agreed to accept Business Plans for assets which were unsuccessful in the Expression of Interest stage. These have since been submitted for the Market Rights land, Bradbourne Vale Road horses field, Hollybush Recreation Ground and The Shambles. An expression of Interest has also been submitted for Bradbourne Lakes.</p> <p>22nd December 2025: Timetable received from SDC as to when the Town Council’s requests will be considered via its Committee structure – being:</p> <table border="1" data-bbox="904 520 1883 679"> <tr> <td colspan="2">Cycle 2</td> </tr> <tr> <td>Finance and Investment Advisory Committee</td> <td>24 March 2026</td> </tr> <tr> <td>Cabinet</td> <td>21 April 2026</td> </tr> <tr> <td>Council (tbc - if required)</td> <td>30 April 2026</td> </tr> </table> <p>27th April 2026: SDC’s Finance & Investment Committee, held on 7th April resolved the following:</p> <ul style="list-style-type: none"> • Stag Community Arts Centre: Defer, seeking additional legal advice. • Hollybush Recreation Ground: Refer to SDC Cabinet for further review. • Land in High Street (Market Rights): Refer to SDC Cabinet for further review. • Land at Bradbourne Vale Road (horses field): Recommend not to transfer to Town Council. • The Shambles: Recommend to transfer to Town Council. <p>Petition for the Stag Theatre to be transferred to the Town Council at no cost submitted to SDC on 16th April 2026, with 6,800 signatures.</p> <p>SDC Cabinet meeting to be held 21st April 2026. Decision relating to the Stag deferred until the end of June, as per Cabinet Agenda papers.</p>	Cycle 2		Finance and Investment Advisory Committee	24 March 2026	Cabinet	21 April 2026	Council (tbc - if required)	30 April 2026
Cycle 2										
Finance and Investment Advisory Committee	24 March 2026									
Cabinet	21 April 2026									
Council (tbc - if required)	30 April 2026									
<p>636 24th March 2025</p>	<p>To monitor the situation of houses being converted into Airbnb or alternative holiday-hire</p>	<p>Ongoing</p>								

	<p>venues and revisit potential adoption of a stance should the situation change or complaints be received of any negative impact of this.</p>	
<p>7 7th April 2025 543 15th December 2025</p>	<p>For Councillors to consider Policy D6 (retrofitting) when considering planning applications which propose to improve energy efficiency of existing homes, in conjunction with Policy C1 (protecting heritage assets) where appropriate. For Councillors to also consider Policy E5 (functionality of neighbourhood centres) when considering proposals which would improve or enhance neighbourhood centres.</p>	<p>Ongoing 22nd December 2025 update: Resolution made for Councillors to adopt a presumption in favour of eco-friendly retrofitting proposals, unless there are exceptional heritage or amenity concerns which cannot be appropriately mitigated.</p>

Completed Matters – Actions COMPLETED via Sevenoaks Town Council’s Planning & Environment Committee, since the last report received 22nd December 2025.

Minute Number and Date	Action	Update/Status
<p>10 7th April 2025</p> <p>52 22nd April 2025</p> <p>253 28th July 2025</p>	<p>To oppose the renaming of the Royal Oak Hotel as “Hanover House” and to lobby Sevenoaks District Council to consider alternatives which would retain its heritage.</p>	<p>7th April 2025 – Notification received that SDC had approved the renaming of the Royal Oak Hotel – recently converted to six flats and a rear dwelling – into 1-6 Hanover House and Dolling House, respectively. Resolution to write to SDC registering Cllrs disappointment of the loss of Royal Oak name and associated heritage and request for the decision to be reconsidered.</p> <p>22nd April 2025 – Response received from SDC supporting its decision to approve the renaming of the former Hotel to Hanover House, and resolution for STC to write to the District Council again to reiterate its stance and request the decision be revoked.</p> <p>28th July 2025 – Update provided to Planning & Environment Committee, including copy of letter forwarded to SDC by Mayor of Sevenoaks on behalf of STC, supporting further attempt which were understood to be pursued by the developer to reinstate the Royal Oak Hotel’s names. This included agreement from SDC Officers that “The Old Royal Oak” would be an acceptable alternative name, and that they had been in correspondence with the developer on the matter and awaited instruction.</p> <p>15th January 2026 – notice received from Sevenoaks District Council that the apartments at the former Royal Oak Hotel, whose renaming to “Flats 1-6, Hanover House” STC objected to very strongly, have now been renamed “Apartments 1-6, Grand Royal Oak”. Dolling House, being the new town house, has also been renamed as “Ascoe House”.</p>
<p>151 16th June 2025</p> <p>211 14th July 2025</p>	<p>To pursue and fund a zebra crossing on Dartford Road, originally consulted on by KCC as part of the initial 20mph scheme design in 2022.</p>	<p>16th June 2025 – Draft design/plans for zebra crossing received and commented on by Town Councillors.</p> <p>14th July 2025 – Formal TRO received and resolution for STC to register its support and request its delivery as soon as possible.</p> <p>26th August 2025 – KCC has found footpath damage from tree roots under the pavement and close to where the zebra crossing will go. Following liaison with STC Officers (due to STC owning the trees), KCC is now arranging to have an exploratory trial hole dug to expose the roots and investigate the extent of</p>

		<p>their presence where the zebra crossing is intended for installation. A Tree specialist will be on site to advise on potential mitigation measures which could safely be undertaken in order to avoid both the zebra crossing damaging the health of the roots, and being damaged in turn by their future growth. Any works to the roots will need to be preceded by a formal section 211 notification for works to trees within a Conservation Area (WTCA), which has a maximum wait time of 6 weeks for a response from SDC.</p> <p>31st October 2025: Trial hole completed 25th October 2025 by KCC contractors. Results are awaited. KCC Officers have advised that if the survey shows no impact to tree roots, work may be commissioned immediately with likeliest availability being January 2026. If there is major tree root impact identified, the matter will need to be reviewed further with Conservation and Tree Officers.</p> <p>3rd December 2025 update: Results of the tree root investigation received from KCC, indicating that some small roots will need to be removed but a larger root can be retained and future damage to and from it mitigated by using flexible material for the tactile paving. A works to trees in a Conservation Area (WTCA) notification has been submitted to SDC and validated on 4th December 2025 under reference 25/03411/WTCA. The deadline for SDC to raise any objection is 14th January 2026, after which work can commence. SDC Officer Alan Osuoha has confirmed that this work has been programmed and an exact start date will be provided when all is confirmed.</p> <p>16th February 2026 Final update: Installation commenced 16th February 2026 and COMPLETE as of 21st February 2026. Final funding contributions were secured as follows: £25,000 STC CIL allocated by STC from 20mph project underspend £20,000 SDC CIL Grant secured by STC application £55,000 Active Travel England Grant secured by KCC application</p>
<p>562 5th January 2026 692</p>	<p>To produce a corporate response to central government’s latest iteration of the National Planning</p>	<p>Working Group formed on 5th January 2026 comprising Cllr Camp, Cllr Clayton, Cllr Shea, Cllr Wightman (as per earlier Working Group which looked at the 2024 NPPF revision) with assistance also from Cllr Dr Canet and Cllr Gustard.</p> <p>2nd March 2026:</p>

<p>2nd March 2026</p>	<p>Policy Framework (2025/2026 consultation)</p>	<p>Draft response produced by Cllr Shea, Cllr Dr Canet, Cllr Wightman and Cllr Gustard received and approved for submission.</p>
<p>542 15th December 2025</p>	<p>To consider potential nominations to the District Council's Local List of heritage assets</p>	<p>Notice of Sevenoaks District Council's review of its Local List received 15th December 2025. Agreement that past and unlisted winners of the Sevenoaks Society's Frank Marshall Award should be nominated.</p> <p>5th January 2026: Report consolidating all past winners of the Frank Marshall Award received and approved for submission on the grounds that they were considered to meet at least one or more of the District Council's Local List criteria, had been recognised as particularly excellent design, and with the hope that their further recognition would set a precedent of high quality design for the significant volume of anticipated future developments expected within the District.</p>
<p>740 30th March 2026</p>	<p>To complete annual review of the Town Council's Highway Improvement Plan, for submission to Kent County Council</p>	<p>Draft revised Highway Improvement Plan, as produced by the Movement & Net Zero Working Group received on 30th March 2026.</p> <p>Revised format approved for submission to Kent County Council.</p>



PROW & Access Service
Sessions House
County Hall
Maidstone
Kent. ME14 1XQ

Phone: 03000 418674
Ask for: William Barfoot
Email: William.Barfoot@kent.gov.uk

Date: 16/04/2026

Our ref: PROW/SE/C468

Re: Claimed Public Footpath from Pound Lane to Dartford Road, Sevenoaks

NOTICE OF DECISION

RECOMMENDATION TO MAKE AN ORDER

I refer to the application under Section 53(5) of The Wildlife and Countryside Act 1981 for an Order modifying the Definitive Map and Statement by adding a Public Footpath from Pound Lane to Dartford Road, Sevenoaks

In considering the application the County Council must be satisfied that any claim submitted complies with the procedural requirements laid down in The Wildlife and Countryside Act 1981 and, in this respect, I am satisfied.

In addition, the County Council must be satisfied that the evidence submitted when considered with all relevant evidence available, shows that a right of way which is not shown in the Definitive Map and Statement subsists, or is reasonably alleged to subsist, over land in the area to which the map relates.

The legal test to be applied here is whether the route claimed has been dedicated as a highway under Section 31 of the Highways Act 1980. Section 31 (1) states where a way over any land other than a way of such character that use of it by the public could not give rise at common law to any presumption of dedication, has actually been enjoyed by the public as of right and without interruption for a full period of 20 years, the way is to be deemed to have been dedicated as a highway unless there is sufficient evidence that there was no intention during that period to dedicate. Sub-Section (2) provides that the period of 20 years referred to in Sub-Section (1) above is to be calculated retrospectively from the date when the right of the public to use the way is brought into question, whether by a Notice such as is mentioned in Sub-Section (3) or otherwise.

The application has been considered very carefully by the County Council. In addition, to the evidence submitted with the application, further investigation has been carried out.

It has been concluded that it is reasonable to allege that a right of way on foot subsists along the claimed route. Please see the attached report which gives the reasons for the decision. Please note that personal data has been redacted for Data Protection reasons.

The County Council will therefore make an Order to record the route at footpath status on the Definitive Map of Public Rights of Way. A copy of the Order and Notice will be sent to you when it is due to be advertised, which will lay out how any representation or objection to the order can be made.

Copies of this Notice have been served as required on all interested parties.

Yours sincerely

William Barfoot

Public Rights of Way Officer

From: William Barfoot (Public Rights of Way Officer – Definition Team)
To: Head of Public Rights of Way & Access, Growth & Communities
Subject: Claimed Public Footpath from Pound Lane to Dartford Road, Sevenoaks
File Ref: PROW/SE/C468 District: Sevenoaks

Summary: To seek delegated authority to make an Order to modify the Definitive Map and Statement by adding a public footpath from Pound Lane to Dartford Road, Sevenoaks

FOR DECISION

Introduction

1. The County Council is the Surveying Authority for Kent and is responsible for producing a Definitive Map and Statement of Public Rights of Way. The current Definitive Map and Statement were published on 31st May 2013. Under the Wildlife and Countryside Act 1981, the County Council is under an obligation to keep the Map and Statement under continuous review.

Procedure

2. The Countryside Access Improvement Plan, Operational Management document (2013) sets out the County Council's priorities for keeping the Definitive Map and Statement up to date and ensuring that the status and alignment of all PROW are correct in accordance with statutory duties by:-
 - a) Investigating and determining all claims in accordance with the statement of priorities
 - b) Investigating and determining anomalies in accordance with statement of priorities
 - c) Processing applications to change PROW in accordance with policy and statement of priorities.
 - d) Ensuring all changes are covered by a formal Order

Definitive Map modification cases will normally be investigated in the order in which applications are received, except in any of the following circumstances, where a case may be investigated sooner:

- Where it will satisfy one or more of the relevant key principles set out in paragraphs 4.14 – 4.25 of the CAIP Operational Management document,
- Where the physical existence of the claimed route is threatened by development,
- Where investigation of a case would involve substantially the same evidence as a route currently under investigation or about to be investigated.

Legal Tests

3. (a) Section 53 of The Wildlife and Countryside Act 1981 states that where the County Council discovers evidence which, when considered with all other relevant evidence available to it, shows that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that the land over which the right subsists is a public path or a restricted byway or, subject to section 54A, a Byway Open to All Traffic, it shall, by Order, make such modifications to the Map and Statement as appear requisite.

(b) Section 31 of the Highways Act 1980 states that “where a way over any land, other than a way of such character that use of it by the public could not give rise at common law to any presumption of dedication, has been actually enjoyed by the public as of right and without interruption for a full period of twenty years, the way is to be deemed to have been dedicated as a highway unless there is sufficient evidence that there was no intention during that period to dedicate it”. The period of twenty years referred to is to be calculated retrospectively from the date when the right of the public to use the way is brought into question.

(c) Alternatively, a public right of way may be established over a shorter period of time under Common Law. In *Mann v. Brodie* (1885), Lord Blackburn considered that where the public had used a route “for so long and in such a manner that the [landowner]... must have been aware that members of the public were acting under a belief that the right of way had been dedicated and had taken no steps to disabuse them of that belief, it is not conclusive evidence, but evidence which those who have to find the fact may find that there was a dedication by the owner whoever he was”, i.e. the dedication of a way as a public right of way can be implied by evidence of use by the public (no minimum period is required) and of acquiescence of that use by the landowner.

The Case

4. A plan showing the claimed route is included at **Appendix A** to this report and a detailed description of the case can be found in **Appendix B** to this report. A summary of user evidence in support of the application can be found at **Appendix C**. A copy of the planning statement supplied as part of the planning application for the car park barriers on site can be found at **Appendix D**.

Investigation

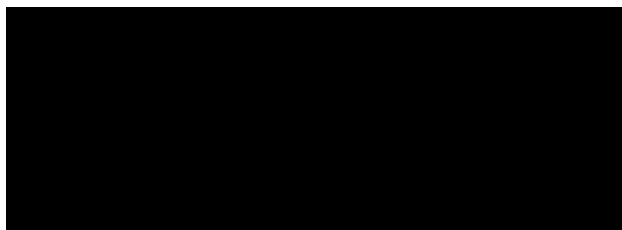
5. Investigations have included the inspection of County Council records and documents available from other sources.
6. I have considered all the evidence available and the results of the legal tests applied are set out and examined in **Appendix B**.

Conclusion

7. Investigations have been carried out in accordance with procedures and proper legal tests have been applied to the evidence gathered during the investigation. The result of the investigation is that it is reasonable to allege that the public have gained a right on foot along the claimed route through consistent uninterrupted use throughout the material period.

Recommendation

8. I recommend that the County Council makes an Order to modify the Definitive Map and Statement by adding a public footpath with a width of 3 metres from Pound Lane to Dartford Road, Sevenoaks, as shown on the attached plan marked **Appendix A**.



Signature

Head of Public Rights of Way and Access, Growth and Communities

Date 16 April 2026

Background Documents:

APPENDIX A – Plan showing the claimed route

APPENDIX B – Main report

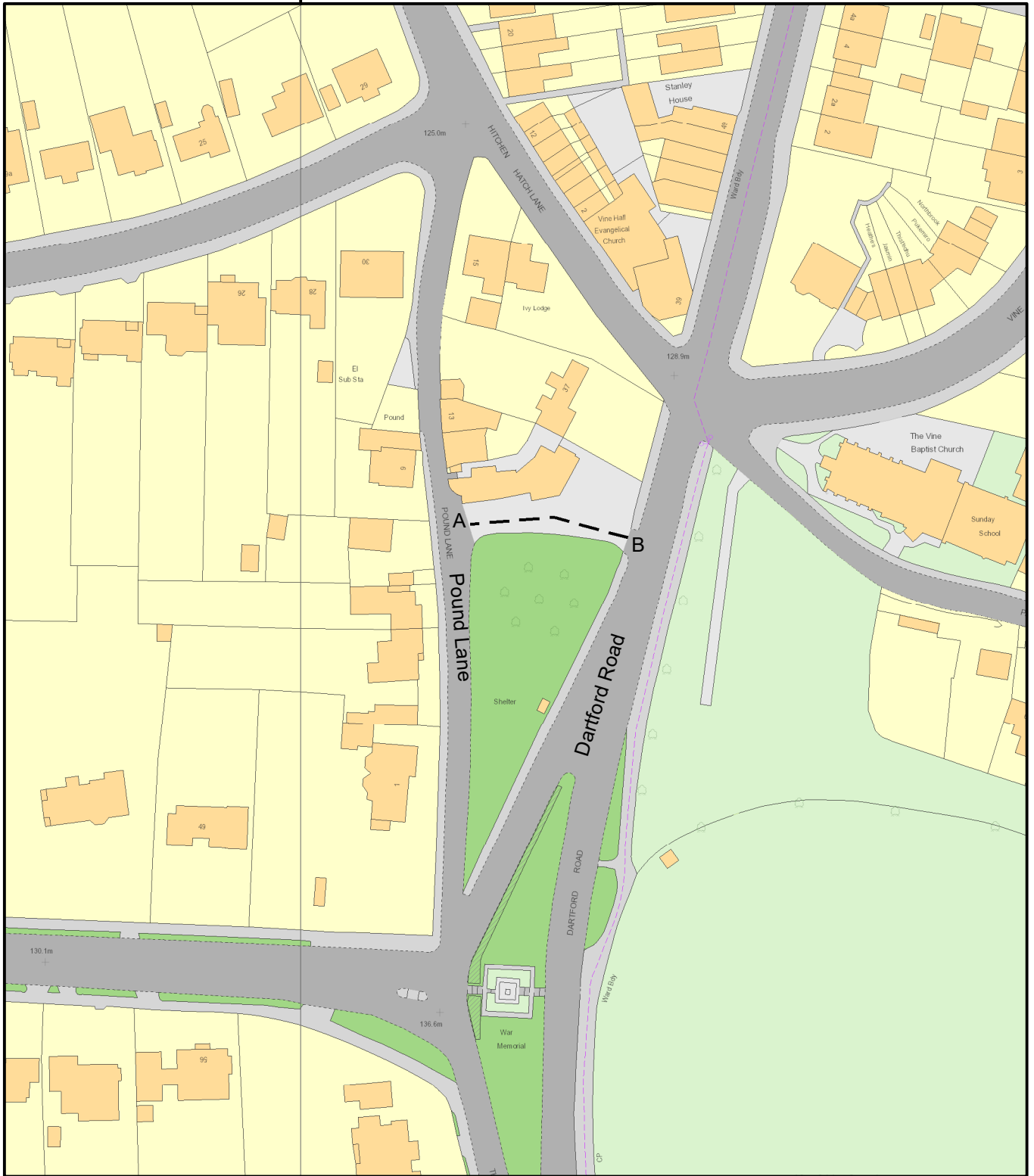
APPENDIX C – Summary of user evidence in support of the application

APPENDIX D – Planning Statement

Contact Officer:

William Barfoot – 03000 418674

553000



553000

Key

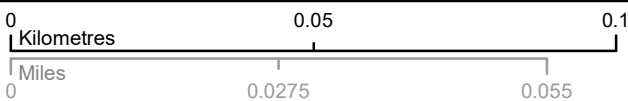
----- Route to be Added

Claimed Public Footpath from Pound Lane to Dartford Road, Sevenoaks

Produced by the KCC Public Rights of Way and Access Service
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1:1,250



Created by:	WJB	Checked by:	
Reference:	PROW/SE/C468		

Public Rights of Way and Access Service



Appeal Decision

Site visit made on 10 February 2026

by R Gee BA (Hons) Dip TP PGCert UD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 February 2026

Appeal Ref: 6001410

85 Bayham Road, Sevenoaks, Kent TN13 3XA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (The Act) against a refusal to grant planning permission under section 73 of the Act for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mrs Jemma Jackson against the decision of Sevenoaks District Council.
 - The application Ref is 25/00285/MMA.
 - The development sought planning permission for two storey side extension with single storey rear extension with rooflights. Proposed amendments to fenestration and alterations to facade materials. Partial demolition of garage without complying with a condition attached to planning permission Ref 23/00030/HOUSE, dated 19 May 2023.
 - The condition in dispute is No 2 which states that: The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Plans (A-0200 Rev.02), Proposed Elevations (A-0201 Rev.02).
 - The reason given for the condition is: For the avoidance of doubt and in the interests of proper planning.
-

Decision

1. The appeal is allowed and planning permission is granted for two storey side extension with single storey rear extension with rooflights. Proposed amendments to fenestration and alterations to facade materials. Partial demolition of garage at 85 Bayham Road, Sevenoaks, Kent TN13 3XA in accordance with the terms of the application, Ref 25/00285/MMA, subject to the conditions in the attached schedule.

Applications for costs

2. An application for costs was made by Mrs Jemma Jackson against Sevenoaks District Council. This application is the subject of a separate Decision.

Procedural Matters

3. The appeal seeks a revision to the width of the rear extension that subsequently reduces the distance between the rear extension and adjacent fence/boundary. This type of application is possible as a condition was imposed on the original permission specifying the approved plans.
4. At the time of my visit, I observed the development to be substantially complete. For the avoidance of doubt, I have determined the appeal on the basis of the plans before me.
5. After my site visit at the appeal site, I undertook a further site visit at No 84 Bayham Road, where I viewed the appeal scheme from the rear garden and the dining room.

Main Issue

6. The main issue is the effect of the proposal on the living conditions of the neighbouring occupiers at No 84 Bayham Road, with particular regard to light.

Reasons

7. The appeal site comprises a two-storey semi-detached dwelling. The appeal seeks to extend a portion of the single storey rear extension by approximately 90mm, arising from a change in cladding to the external finish. The resultant increase would reduce the distance between the side elevation of the rear extension and the neighbouring property (No 84) from approximately 39cm to 20cm.
8. I have carefully considered the correspondence submitted by the occupiers of No 84 in respect to the revised position of the single storey rear extension and its relationship with the glazed patio doors that serve their dining room. Whilst the extension is positioned closer to the shared boundary than the extant scheme, I am mindful that the appeal proposal had a similar relationship with the neighbouring property and that in the context of the overall dimensions of the rear extension the change is limited. Furthermore, the evidence indicates that a single storey extension was previously *in situ* close to the shared boundary. Thus, the ground floor windows of the neighbouring property would likely have experienced some loss of sunlight and daylight.
9. My attention has been drawn to the Council's Residential Extensions Supplementary Planning Document which refers to a 45-degree test to assist with overshadowing/loss of light assessments. The evidence indicates that the revised proposal fails this test by a modest degree. However, having regard to the dual aspect of the affected room at the neighbouring property and the roof profile of the extension, the proposal would not significantly reduce the level of either direct sunlight, or ambient daylight, which is enjoyed by the occupiers from either within their property, or when enjoying their garden space. Moreover, the revised proposal would not materially diminish the living conditions of the occupiers of No 84, over and above the fallback position to justify dismissal of the proposal.
10. For these reasons, I conclude that the appeal proposal does not significantly harm the living conditions of the occupiers of No 84, with particular regard to light. The proposal therefore accords with Policy EN2 of the Sevenoaks Allocations and Development Management Plan (2015) insofar as it sets out that proposals will be permitted where they safeguard the amenities of existing and future occupiers of nearby properties.

Other Matters

11. A limited part of the rear garden of the appeal site lies within the Hartslands Conservation Area (CA). Under section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I am obliged to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA.
12. It is a relatively small CA that includes the high-density Victorian enclave located between Hartslands Road, Quaker's Hall Lane, St John's Hill and Holly Bush Lane. Its significance is derived for its historical association as a working-class community, dominated by rows of small, terraced houses. Their cohesive built form and external appearance have a distinctive sense of place. The appeal site has a

neutral contribution to the significance of the CA. I am satisfied that the scale and nature of the appeal proposal relative to the significance of the CA is such that it would preserve the character and appearance.

13. Interested parties have also raised concerns regarding noise from within the neighbouring property and further discrepancies with the build. However, these concerns did not form part of the Council's reason for refusal and do not form part of the consideration of the appeal proposal before me.

Conditions

14. The guidance in the Planning Practice Guide makes it clear that decision notices for the grant of planning permission under section 73 should also restate the conditions imposed on earlier permissions that continue to have effect.
15. In this circumstance, as work has commenced on site it is therefore not necessary to re-attach a time limit condition. For certainty a condition is required to ensure the development is completed in accordance with the approved plans.
16. As the development is substantially complete, where acceptable materials have been used in the construction, a condition for the external finish is superfluous in the context of this appeal.

Conclusion

17. The proposal accords with the development plan when read as a whole, and material considerations do not lead me to a decision otherwise. The appeal is therefore allowed.

R Gee

INSPECTOR

Schedule of Conditions

1. The development shall be undertaken in full accordance with the following plans: plans Proposed Plans (A-0200 Rev.04) and Proposed Elevations (A-201 Rev.04)

*****End of Schedule*****

Costs Decision

Site visit made on 10 February 2026

by R Gee BA (Hons) Dip TP PGCert UD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 February 2026

Costs application in relation to Appeal Ref: 6001410

85 Bayham Road, Sevenoaks, Kent TN13 3XA

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mrs Jemma Jackson for a full award of costs against Sevenoaks District Council.
 - The appeal was against the refusal of planning permission for two storey side extension with single storey rear extension with rooflights. Proposed amendments to fenestration and alterations to facade materials.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process. The PPG indicates that local planning authorities will be at risk of an award being made against them if they fail to produce evidence to substantiate each reason for refusal.
3. The application essentially relies on the fact that the Council Officers recommended that permission be granted for the proposal, but that Council Members took a different course of action without having due regard to key material considerations.
4. In this case I have noted the recommendation of the Council's Officers. However, the decision is one which has an element of subjective judgement. The Council Members were entitled not to accept the professional advice of Officers so long as a case could be made for the contrary view.
5. It will be seen from my decision that in allowing the appeal I concur with the Council Officers. However, the Officer report sets out that the proposal did fail the 45-degree test, set out in the Council's Residential Extensions Supplementary Planning Document. Council Officer's balanced this conflict against other material planning considerations, including the roof profile, the dual aspect of the affected neighbouring window and the extant permission.
6. Although the Appellant's cost claim asserts that Members had not fully appreciated the material considerations associated with the proposals, the evidence indicates that they were provided with copies of the Officer's report and were aware of the matters relevant to the determination of the application, including the extant

scheme and what could be erected under permitted development. Members were not unreasonable to give different weight to these material planning considerations and reach a different view.

7. Whilst the Appellant indicated that under the provisions of permitted development¹ an extension could be built closer to the shared boundary and taller than that proposed the appeal scheme differs from this theoretical fallback due to its use of contrasting materials. Therefore, Members were entitled to give very limited weight to the theoretical fallback as this is directly comparable to that proposed.
8. I am satisfied that Members were able to substantiate its reason for refusal based on the differing weight they attributed to the material planning considerations relevant to the case.
9. As a result, I cannot agree that the Council acted unreasonably in this case. As such there can be no question that the Applicant was put to unnecessary or wasted expense.

Conclusion

10. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the PP, has not been demonstrated.

R Gee

INSPECTOR

¹ Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Abbey Aslett
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/02939/FUL
Your Ref:
Date: 14 April 2026

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 1 Holly Bush Lane Sevenoaks Kent TN13 3UJ

Development: Demolition of the existing detached garage and erection of a detached dwelling with rooflights and green roof, repair of boundary walls, pedestrian gate and associated landscaping.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **23 April 2026** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here: https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

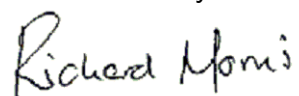
Please note that written information is not permitted to be used as a “visual aid”.

Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

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

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Deputy Chief Executive and Corporate Director
Planning & Regulatory Services

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/02939/FUL	Abbey Aslett 14/11/2025	Cllr Ancrum	Willow Town And Count
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Bowes		1 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 24/10/25

Demolition of the existing detached garage and erection of a detached 3 bed dwelling with rooflights and green roof, repair of boundary walls, pedestrian gate and associated landscaping.

Comment on 03/11/25 No. of days taken to comment 10

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended refusal on the grounds of the detrimental impact of this large mass on a small site in the Conservation Area, impact on Listed and Locally Listed assets in whose garden this site sits, and loss of trees in the Conservation Area.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/02939/FUL	Abbey Aslett 29/01/2026	Cllr Ancrum / Cllr Clayton	Willow Town And Count
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Bowes		1 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 08/01/26

25/02939/FUL - Amended plan

Demolition of the existing detached garage and erection of a detached 3 bed dwelling with rooflights and green roof, repair of boundary walls, pedestrian gate and associated landscaping.

A summary of the main changes are set out below:

Changes to the floor plans and elevations, including (but not limited to) changes to the roof pitch, the first floor gable has been further inset, internal layout refigured, first floor window confirmed as privacy glass and restricted hinge, following consultee and public comments.

Comment on 19/01/26

No. of days taken to comment

11

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposals would neither protect nor enhance the Conservation Area, whose character is identified as being shaped in particular by this important grouping of listed and locally listed assets,
- The development would harm the setting of the neighbouring Grade II Listed Building at 2 Park Lane,
- The removal of existing trees on the site was considered unacceptable and harmful to the verdant character of the area, with no perceivable opportunity to mitigate this through replacement planting due to the requirements for foundations. This is contrary to Policy L4 of the Sevenoaks Town Neighbourhood Plan,
- The three new upper-floor windows would result in an unacceptable degree of overlooking and loss of privacy to the neighbours at No. 2 Park Lane.

Decision on

Appeal on

Decision Notices published by Sevenoaks District Council OR Kent County Council from **24th March 2026 to 20th April 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)
25/02921/HOUSE	11 Crawshay Close – Northern	1st December 2025: STC recommended refusal , 7 grounds, 1 informative. 2nd February 2026: STC recommended refusal , 7 grounds, 1 informative.	7 th April 2026: SDC Granted , 4 conditions.
25/03239/CONVAR	53 Bradbourne Vale Road – St Johns	2nd March 2026: STC did not comment, as a neighbour. Informative relating to STNP Policy L1 (10% BNG)	8 th April 2026: Application Withdrawn.
25/03396/HOUSE	1 Pontoise Close – Northern	22nd December 2025: STC recommended approval, 2 conditions. 2nd February 2026: STC recommended approval, 2 conditions.	2 nd April 2026: SDC Granted, 4 conditions.
26/00114/ADV	99-101 High Street – Town	2nd March 2026: STC recommended approval, 1 condition.	27 th March 2026: SDC Granted, 5 conditions.
26/00132/LBCALT	2 Kippington House, 126 Kippington Road – Kippington	16th February 2026: STC recommended approval.	2 nd April 2026: SDC Granted, 1 condition.
26/00152/MMA	52 The Rise – Kippington	16th February 2026: STC recommended approval.	2 nd April 2026: SDC Granted, 5 conditions.
26/00177/HOUSE	29 Pinewood Avenue – Eastern	2nd March 2026: STC recommended approval, 2 conditions.	8 th April 2026: SDC Granted, 3 conditions.
26/00198/LBCALT	The Mill and The Barn, Bradbourne Vale Road – Northern	2nd March 2026: STC recommended approval, 1 condition.	9 th April 2026: SDC Granted, 3 conditions.
26/00229/MMA	25 The Middlings – Kippington	2nd March 2026: STC recommended approval.	26 th March 2026: SDC Granted, 4 conditions.
26/00263/HOUSE	High Chart, Blackhall Lane – Wildernesse	2nd March 2026: STC recommended approval.	14 th April 2026: SDC Granted, 3 conditions.

26/00294/LBCALT	11 Six Bells Lane – Town	16th March 2026: STC recommended approval, 1 condition.	20 th April 2026: SDC Granted, 3 conditions.
26/00338/HOUSE	192 Seal Road – Northern	16th March 2026: STC recommended approval.	8 th April 2026: SDC Granted, 4 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 27 April 2026

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00355/MMA	Christopher Park 07/05/2026	Cllr Daniell	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lisauskas		Greenhills	12 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/26
Amendment to 25/01030/FUL to alterations to building footprint with internal alterations. Revised garage roof with the addition of a clock turret. Addition of partial basement plant room under the garage. Alterations to the appearance of the garden room with the inclusion of pv panels. Alteration to patio area.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TACVA3BKLP00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00542/HOUSE	Christopher Park 12/05/2026	Cllr Dr Canet	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Oprea			14 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/26
Proposed Ancillary Annexe (Home Office).				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBA7IFBKM0000			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00562/HOUSE	Christopher Park 01/05/2026	Cllr Ancrum	Nadia Ledger Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M & E Armes			35 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/04/26
Alterations to the front and side boundary treatments of the drive area with removal of existing timber boarded fences and replacement with brick facing wall and black metal railings. Widening of the driveway opening and of the associated vehicular access. Hard and soft landscaping works to the driveway area.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBDWROBKM2S00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00568/HOUSE	Abbey Aslett 29/04/2026	Cllr Wightman	Mrs Polly-Anne De Luca

Planning Applications to be Considered

Planning Applications received to be considered on 27 April 2026

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Russell	Seal Lodge	Seal Hollow Road	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			08/04/26
Demolition of existing conservatory, sauna and shower room, and erection of a new extension with roof light. Alterations to fenestration on the ground floor.			
//Amended consultation letter received 14/04/2026 to amend the proposal description, as above.//			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBDWU9BKM3400		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00584/HOUSE	Summer Aucoin 01/05/2026	Cllr Layne	Kent Building Control Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr and Mrs MacGilp				
14 Holly Bush Lane				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
10/04/26				
Replacement of existing concrete interlocking roof tiles with grey natural slate finish				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBFRGOBKM4200			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00595/FUL	Summer Aucoin 30/04/2026	Cllr Willis	EP Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Ms K Johnson				
7 South Park				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
09/04/26				
Conversion of three apartments back to a single residential dwelling. Internal & External alterations including second floor bay window extension. Removal of modern side addition and replacement with new second floor extension. Replacement of existing windows with timber sliding sash slim line double glazed windows to replicate the style of the existing. Alterations to fenestration. Roof light				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBHMARBKM5800			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00609/ADV	Summer Aucoin 30/04/2026	Cllr Willis	Mr Ray Robinson
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mountain Warehouse				
Poundland				
124A - 126 High Street				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
09/04/26				
Fascia and projecting signs to front elevation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBN61FBKM6D00			

Planning Applications to be Considered

Planning Applications received to be considered on 27 April 2026

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00637/HOUSE	Summer Aucoin 30/04/2026	Cllr Clayton	Level Architecture
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Alderman			44 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/26
Single storey rear and side extension with roof lights. New front porch. Ground floor internal alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBPOVCBKM7M00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00686/CONVAR	Abbey Aslett 06/05/2026	Cllr Skinner	Mclean Quinlan
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Bal;		Maywood	49 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/26
Variation of conditions 2 (plans) and 6 (ASHP) relating to 24/02776/FUL (Erection of replacement dwellinghouse) with amendments of rooflights, solar panels, pergola, windows and gates and relocation of the bin storage and ASHP to now comply with MCS-020a for noise emittance. New external shutters and aleations to landscaping and drainage with underground soakway added.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBUKVWBKMAH00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00690/HOUSE	Christopher Park 06/05/2026	Cllr Wightman	Kent Design Studio Limited
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bradford		Westcombe House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/26
Removal of existing conservatory. Single storey extension to rear ground floor with extension to roof terrace over. New parapet wall to existing rear extension. Single storey extension to side of ground floor on existing terrace. Alterations to windows and fenestration. Alterations to form new open oak framed porch to front. Enlargement of existing second floor, along with new roof form, increasing overall height of this part, not taller than highest existing ridge. New roof lights in lieu of existing dormers. Associated external works. Solar panels.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBUXYBKMAMP00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00699/HOUSE	Summer Aucoin 13/05/2026	Cllr Gustard	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 27 April 2026

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Blackmore		5 Chichester Drive	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			21/04/26
Demolition of existing rear conservatory and construction of a replacement conservatory/sunroom with insulated roof and roof lights. Formation of a new patio area and steps to the rear, with a stepped retaining wall.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC04U8BKMBV00		

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00701/HOUSE	Zoe Dommett 08/05/2026	Cllr Camp	Kent Building Control Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Killington	Springbank	Clock House Lane	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/04/26	
Demolition of existing garage and erection of a single storey side extension with rooflights. Internal alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC04UPBKMBZ00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00711/HOUSE	Summer Aucoin 13/05/2026	Cllr Dr Canet	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Miss Ball & Gallagher		1 Lake View Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/04/26	
Single storey rear extension with rooflights. Alteration to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC1ZC0BKMC00			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00737/HOUSE	Zoe Dommett 06/05/2026	Cllr Gustard	Penfold Project Services
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Yorke-Starkey		71 Brittain Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/04/26	
Erection of single storey extension with rooflights and new retaining wall and steps to top garden. Alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC5ORHBKMEQ00			

Planning Applications to be Considered

Planning Applications received to be considered on 27 April 2026

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00757/HOUSE	Zoe Dommett 07/05/2026	Cllr Daniell	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Conway		Thornhill	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/26
Extension across all floors to the rear and side of the dwelling, including alterations to the roof line, installation of roof lights and dormer windows, internal alterations, alterations to fenestration, and installation of PV panels. Extension and alterations to the garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCD3A0BKMG700			

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00760/HOUSE	Zoe Dommett 12/05/2026	Cllr Shea	Lucy Jayne Design
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Carter			21 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/26
Two storey rear/side extension with Juliet balcony. New Porch, rooflights, extend patio area and reposition of fence and gate.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCD3BJBKMG00			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00834/ADV	Ashley Bidwell 13/05/2026	Cllr Michaelides	Tesco Business Solutions
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tesco PLC (Mr B Train)			136B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/26
Proposal to install 1x fascia, 1x store directory (vinyl), 9x vinyls				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCPZA5BKML000			

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00930/MMA	Abbey Aslett 13/05/2026	Cllr Daniell	G D Architects Limited
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N & Mrs S Browner			91 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/26
Amendment to 24/02698/HOUSE to alter the external finishing materials.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCPZ95BKMLG00			