

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 30 March 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/lKdT93Q2rjM>

Meeting commenced: 19:00

Meeting Concluded: 20:11

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
3 Members of the Public

PUBLIC QUESTION TIME

None.

736 - APOLOGIES FOR ABSENCE

As above.

737 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

738 - DECLARATIONS OF INTEREST

Cllr Camp declared that all Councillors had a non-pecuniary interest in the following application, due to the applicant being fellow Town Councillor, Cllr Gustard. Cllr Gustard declared her own pecuniary interest and vacated the room during its discussion, and Councillors remained open-minded to the application’s contents:

- **[Plan no. 3] 25/03547/HOUSE – Chenies, 84 Oakhill Road**

739 - MINUTES

a) The Committee received the MINUTES of the Planning & Environment Committee Meeting held 16th March 2026. **It was RESOLVED** that the minutes be approved.

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b) The Committee received and noted the MINUTES of the Movement & Net Zero Working Group held on 16th March 2026. Cllr Shea reported that the Minutes had omitted prioritisation for a safe crossing point on Bradbourne Vale Road, to replace the road island that had been removed during construction of the East to West cycling route. It was **RESOLVED** that the Minutes be amended to include this priority item in the draft Highway Improvement Plan.

740 - MOVEMENT & NET ZERO WORKING GROUP'S DRAFT HIGHWAY IMPROVEMENT PLAN REVIEW

a) The Committee received and considered a revised Highway Improvement Plan structure as agreed and recommended for the Town Council's adoption by the Movement & Net Zero Working Group on 16th March 2026.

b) Cllr Skinner as Chair of the Working Group summarised the revised structure as follows:

- Highest priority projects versus more long-term or more expensive projects had been separated, to ensure that the most urgent are investigated by Kent Officers first
- The two “active” categories were “for immediate pursuit” and “during term of Office”, while the two remaining categories involved “holding items” requiring further details or significant funding, as well as a new monitoring section for projects that were either already active, or for pursuit via an alternative body.

c) It was agreed that Item 8 – relating to safe crossing points – be amended to include replacement of the recently removed traffic island on Bradbourne Vale Road, with an extension to the short zebra crossing which currently only covers the segregated cycling route.

d) The Committee reviewed the contents and prioritisation of the draft Highway Improvement Plan and it was **RESOLVED** that it be approved with the above amendment, and submitted to Kent County Council for consideration.

741 - SEVENOAKS JOINT TRANSPORTATION BOARD 20MPH MONITORING REPORTS

a) The Committee received and noted a monitoring report recently presented to Sevenoaks District Council's Joint Transportation Board by Kent County Council Officers, reporting on the Sevenoaks Town 20mph project delivered in September 2024.

b) Councillors expressed their pleasure with the scheme's recorded success, and subsequent improvement to road safety on many roads within Sevenoaks. It was considered that the scheme would likely continue to become more successful, as time progresses and it becomes more entrenched in driving habits.

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c) It was noted that localised speeding – particularly on surrounding sections and roads which had been removed from the scheme – continued to be an issue, and Councillors recorded their continued disappointment with Kent County Council’s persistent refusal to consider 20mph Speed Indicator Devices, which they considered would significantly improve the situation and further promote compliance.

d) Cllr Shea reported that two fatal collisions had occurred on roads removed from the scheme, although one had been officially recorded as “severe” due to the subsequent death having occurred outside of the recordable timeframe. Councillors considered the correlation between speed and severity of accidents to be deeply regrettable and a testament to the importance of extending the scheme to incorporate these roads where speed continues to be a problem.

742 - APPEALS

Councillors noted that the following appeal had been DISMISSED and planning permission Refused by the Planning Inspector on 16th March 2026.

- **6000946 and APP/G2245/Z/25/3374181: 25/01068/FUL and 25/01069/ADV - Pavement outside Sevenoaks Train Station, London Road**

743 - DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee noted that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 2nd April 2026. It was noted that this had previously been allocated to Cllr Shea.

- **25/02921/HOUSE - 11 Crawshay Close**

b) It was noted 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=T42V9HBKJM600>

c) It was **RESOLVED** that Cllr Dr Canet be registered to speak on behalf of the Town Council at the meeting.

744 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

The Committee received notice and plans of the five new dwellings at 150A High Street which will be renamed Flats 1-5, 150A High Street. It was noted that the ground floor retail unit addressed 150 High Street would remain.

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745 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the six weeks ending 23rd March 2026.

b) Councillors recorded their disappointment with the District Council’s decision to grant approval of 25/03306/HOUSE, which included a proposal to remove a prominent magnolia tree from the front garden. It was considered that inadequate consideration and weight had been afforded to the magnolia tree and its contribution both to the streetscene and character of the Conservation Area – as recorded in its character appraisal.

746 - PLANNING APPLICATIONS

a) Minute Item 747b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

b) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior agreement.

- [Plan no. 8] 26/00276/HOUSE – 4 Garth Road (Against)
- [Plan no. 8] 26/00276/HOUSE – 4 Garth Road (For)

c) The Committee considered planning applications received during the two weeks ending 23rd March 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

747 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, reporting the following:

- The Town Council’s approved Highway Improvement Plan priorities,
- Its pleasure with the recorded success of the 20mph scheme financed by the Town Council in 2024, and disappointment that Kent County Council continues to oppose 20mph Speed Indicator Devices as a compliance aid.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 30-3-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01922/FUL	Summer Aucoin 08/04/2026	Cllr Ancrum	Designhomeplan Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef - Mrs I Tabor			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/26
25/01922/FUL - REVALIDATED plan				
Proposed driveway and associated landscaping, EV charger.				
A summary of the main changes since re-validation are set out below:				
Updated Location plan received.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the conditions as specified in detail by Kent Highways are met.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03322/HOUSE	Summer Aucoin 11/04/2026	Cllr Clayton	Studio Charrette
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
L Prior			72 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/26
25/03322/HOUSE - Amended plan				
Dropped Kerb for vehicular access, new permeable hardstanding driveway and associated landscaping.				
A summary of the main changes is set out below:				
The applicant has provided an updated block plan showing visibility splays.				

Comment

Proposed by Cllr Camp, as Chair:

Sevenoaks Town Council recommended approval, provided Kent Highways' conditions for sightlines and safe access from the A225 are met in full.

Planning Applications Considered

Applications considered on 30-3-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03547/HOUSE	Abbey Aslett 11/04/2026	Cllr Daniell	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Gustard		Chenies	84 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/26

25/03547/HOUSE - Amended plan

Improvements to the facades, a new entrance door and internal re-modelling of the room arrangements. Adaption of an existing integral garage into a bedroom and ensuite. Double garage with green roof and associated vehicular entrance and dropped kerb to suit. Relocation of front door. Alteration to fenestration. Landscaping and alterations to fenestration.

A summary of the main changes is set out below:

Improvements to the facades, a new entrance door and internal remodelling of the room arrangements. Adaption of an existing integral garage into a bedroom and ensuite, and infilling of the porch area at ground floor to enlarge one of the bedrooms. Relocation of the front door and alterations to fenestration.

Comment

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

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00020/FUL	Samantha Yates 08/04/2026	Cllr Michaelides	Black Elephant Architectu Business Studios Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Brown		The Bungalow, Knole Paddock	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/26

Demolition of the existing bungalow and existing garage/workshop building and construction of a new two-storey dwelling with habitable loft space, proposed landscaping works to include rear pool.

Comment

Sevenoaks Town Council recommended approval, provided:

- The Planning Officer is satisfied with the designs and materials,
- The Arboricultural Officer is satisfied that the detailed recommendations of the Arboricultural Impact Assessment report are fully observed and carried out in practice,
- The Environmental Health Officer is satisfied that there will not be a negative impact on neighbours from the construction and maintenance of the swimming pool at the rear of the new house,
- That a Demolition and Construction Environment Plan is produced before any works begin and that its recommendations to deal with any negative issues arising from the demolition of the old property and the construction of the new build are fully complied with.

Planning Applications Considered

Applications considered on 30-3-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00106/FUL	Christopher Park 15/04/2026	Cllr Gustard	Paper Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Edenhurst (Oak Hill Road Seve		Edenhurst	54 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/26
Demolition of existing garages and outbuildings; construction of new dwelling with associated landscaping. New car-port.				

Comment

Sevenoaks Town Council recommended approval, subject to Conservation Officer being satisfied with design and Arboricultural Officer being satisfied that there will be no harm to retained trees.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00197/HOUSE	Christopher Park 31/03/2026	Cllr Granville	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Henly			9 Chartway	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/26
First floor extension above the garage. Single Storey rear extension with rooflights. Single storey extension with rooflights and canopy. Two storey side extension and part first floor extension. New roof with pv panels. Facade changes. Removal of chimney. Alteration to fenestration. New Fence and gate. New terrace area.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of bulk, unless the Planning Officer is satisfied that:

- There is no overshadowing to neighbours due to the much-increased volume of the roof, and
- That materials specified on the drawings accord with the architectural cohesion of the streetscene and Residential Character Area Assessment design advice.

Planning Applications Considered

Applications considered on 30-3-26

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00248/HOUSE	Zoe Dommett 15/04/2026	Cllr Clayton	Real Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Long			33 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/26

26/00248/HOUSE - Amended plan

Joining of two existing front dormers, adjustment to the flank dormer, removal of a chimney stack and a replacement patio with associated landscaping.

A summary of the main changes is set out below:

Amended plans/elevations have been submitted in response to comments made by the Conservation Officer in their initial consultation response.

Comment

Proposed by Cllr Camp, as Chair:

Sevenoaks Town Council recommended approval, subject to the views of the Conservation Officer.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00276/HOUSE	Abbey Aslett 01/04/2026	Cllr Daniell	Barralis Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Pavitt			4 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/26

Demolition of part of coal shed. First floor extension with rear dormer and rooflight at the front. Internal layout changes. Refuse store. Two bay carport. New terrace. Increase of hardstanding and parking area.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no overlooking or loss of amenity to neighbours caused by the first floor window, and subject to a condition securing obscure glazing to the window should there be concerns with overlooking and amenity.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00311/ADV	Zoe Dommett 31/03/2026	Cllr Shea	Sign Specialists Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
JLC		6 Connections, Business Park	Vestry Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/26

Display of fascia sign.

Comment

Sevenoaks Town Council did not comment, as the proposals are outside of its Parish boundary.

Planning Applications Considered

Applications considered on 30-3-26

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00358/HOUSE	Zoe Domett 02/04/2026	Cllr Camp	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Weal			57 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/26
Single storey side and rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00377/HOUSE	Summer Aucoin 10/04/2026	Cllr Gustard	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Graham		Holmoak	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/26

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

//An Amended consultation letter was received 19th March 2026, advising that the air source heat pump had been removed from the proposal.//

Comment

Sevenoaks Town Council recommended refusal, unless the additional information requested is provided to the Tree Officer and that the Planning Officer is satisfied that there will be no loss of light to neighbours from the extended roof line and no loss of amenity to neighbouring gardens from the new glazed gable.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00436/FUL	Ashley Bidwell 04/04/2026	Cllr Dr Canet	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Winsford Property Development Ltd			14 Silk Mills Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/26

Erection of a detached dwelling and creation of associated parking and landscaping.

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss of neighbour amenity, overdevelopment, bulk and overcrowding.

Planning Applications Considered

Applications considered on 30-3-26

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00437/HOUSE	Zoe Dommett 09/04/2026	Cllr Gustard	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Bois			29 Holyoake Terrace	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/26
Loft conversion with addition of side facing dormer, and rear facing roof window and rooflight. Alterations to front door fenestration				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there is no harm to this Locally Listed asset.