

**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
Chair

Dated

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

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.

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

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.

Comment

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