



Tuesday 13th May 2025

You are hereby summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 19th May 2025**.

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/F1Sg0pITxv8> 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 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](#).

Ch. Johnson

Deputy Town Clerk / Responsible Finance Officer

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

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions 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	APOLOGIES FOR ABSENCE To receive and note apologies for absence from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 33 of the Localism Act 2011.
3	DECLARATIONS OF INTEREST To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.
4	MINUTES (Pages 5-15) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 6th May 2025.
5	TEMPORARY ROAD CLOSURES (Page 17) To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes where indicated.
6	APPLICATION FOR DISABLED PERSONS (BLUE BADGE) PARKING BAY - SWANZY ROAD (Pages 19-20) a) To consider a consultation letter and plan received from Sevenoaks District Council, requesting the Town Council's comments on a proposed disabled persons parking bay outside number 14 Swanzy Road. To note that the deadline to submit comment is 4th June 2025. b) To consider and agree whether the Town Council submit any comments, objections or suggestions for the suggested location.
7	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 21-22) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 12th May 2025.

8	<p>PLANNING APPLICATIONS (Pages 23-28)</p> <p>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 12th May 2025.</p>
9	<p>PRESS RELEASES</p> <p>To consider any item in this report that would be appropriate for a press release.</p>

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Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Tuesday 6th May 2025 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/FludcwtYENY>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

2 Representatives of Magnum Opus Development Group

Prior to the commencement of the meeting, a presentation was received from Magnum Opus Development Group, on proposals related to 166 High Street, Sevenoaks. This ran for 30 minutes, with Q & A from Councillors throughout.

PUBLIC QUESTION TIME

None.

56 - APOLOGIES FOR ABSENCE

As above.

57 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

58 - DECLARATIONS OF INTEREST

Prior to the presentation from Magnum Opus Development Group, Cllr Camp declared a non-pecuniary interest in the proposals, explaining that she had previously reached out to the developer to urge action on the vacant site. She stated that she remained openminded to the content.

59 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 22nd April 2025.

It was **RESOLVED** that the minutes be approved.

60 - TEMPORARY ROAD CLOSURES

The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, including diversion routes.

61 - MASTERPLANS UPDATE

a) The Committee received notice that consultation on the draft St John's Hill Area Masterplan concluded on 21st April, with responses now being reviewed by the Town Council's consultants and revisions made accordingly. It was noted that the final draft would then be considered by the Planning & Environment Committee, with recommendation to Council.

b) Councillors received notice that public consultation on the draft Town Centre Masterplan would officially launch at the Sevenoaks Society event on 28th June 2025, however that there would also be posters advertising its key contents at the Business Show on 13th June, in order to engage businesses with the upcoming consultation materials.

c) On enquiry as to whether Councillors would be able to review the contents prior to consultation, the Planning Committee Clerk confirmed that a presentation to Councillors had been scheduled with the Masterplan consultants for 2nd June 2025. This replaced the STNP / Masterplan Working Group meeting which was previously scheduled to take place at that time.

62 - ASSETS OF COMMUNITY VALUE

a) Cllr Clayton presented on his proposal for Hollybush Recreation Ground and its associated assets and land to be nominated as an "Asset of Community Value", for consideration of Sevenoaks District Council.

b) Members concurred with Cllr Clayton's suggestion, as well as his concerns that the informal recreation area could be vulnerable to future development pressure. It was hoped that a successful registration could help to strengthen its future as a community asset.

c) It was **RESOLVED** that the Town Council pursue an application to nominate the Hollybush Recreation Ground and its associated assets and land as an Asset of Community Value, for

submission to the District Council. It was further agreed that this submission should include in it the informal recreation area, as well as the two “lower fields” often used for walking and access to Knole Park.

63 - DESIGN REVIEW PANELS - INFORMATION FROM SEVENOAKS DISTRICT COUNCIL

- a) The Committee received and noted information provided by Sevenoaks District Council Officers, to the Town Councillors' request for information as to how and when Design Review Panels are utilised for significant development proposals.
- b) Councillors noted their earlier disappointment and surprise to learn that a Design Review Panel had been requested of Magnum Opus Development Group without either Town nor District Council Ward Councillors knowledge. It was acknowledged that Members themselves were not professionally qualified for appointment to the Panel; however, Councillors expressed disappointment at not being invited to participate in the scope or recruitment process to help ensure that the appointed Panel members reflect the values of the Town.
- c) The Town Clerk confirmed that the original intention behind the Sevenoaks Town Neighbourhood Plan's requirement for major planning applications to undergo a Design Review Panel early in the process was to ensure an engaged and publicly transparent approach. It was therefore **RESOLVED** that the Town Council write to the District Council requesting that Councillors be engaged in determining the scope and membership of future Design Review Panels, in order to ensure that the Town Council's values are represented at a professionally informed level.

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

- a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, received during the two weeks ending 28th April 2025.
- b) It was noted that the Town Councillors consider planning applications as representatives of their local community as opposed to as planning specialists, and that each recommendation is endorsed by the Committee as a whole prior to being submitted to the District Council.

65 - 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 28th April 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

66 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued detailing the Planning & Environment Committee's decision to nominate Hollybush Recreation Ground, including its surrounding assets and informal sporting / walking fields as an Asset of Community Value.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Footnote:

In accordance with Sevenoaks Town Council's Standing Order 13 and under Section 33 of the Localist Act 2011, the following Town Councillors have been granted a Dispensation as a dual hatted Councillor of both Sevenoaks Town Council and Sevenoaks District Council, to allow them to discuss and vote on matters where the only reason they would otherwise be prevented from taking part in discussion and voting is due to their membership of Sevenoaks District Council i.e. it does not permit Councillors to take part in discussion and voting automatically if they have a declaration of pecuniary interest unrelated to their membership of Sevenoaks District Council. This dispensation is valid until the next Town Council Election in May 2027, as per Minute number 241 resolved at the Town Council meeting on 24th July 2023:

- | | |
|---------------------------|----------------------|
| • Cllr Sue Camp | • Cllr Claire Shea |
| • Cllr Tony Clayton | • Cllr David Skinner |
| • Cllr Victoria Granville | • Cllr Nick Varley |
| • Cllr Chloe Gustard | |

Planning Applications Considered

Applications considered on 6-5-25

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00126/ADV	Christopher Park 14/05/2025	Cllr Willis	Howard Sharp And Partners
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Generational Planning Group (MCC Object)			7 Dorset Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/25
Stag sign above the fascia with informational signs below but the existing signs on each side of the door will be removed.				

Comment

Sevenoaks Town Council recommended approval, subject to both the Planning Officer and Conservation Officer being happy with the designs.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00243/HOUSE	Christopher Park 20/05/2025	Cllr Gustard	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
G Krishna and S Ray		Rosewood Lodge	35A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/25
Side extension with pool. Removal of existing balcony to be replaced with new balcony. Loft conversion with rooflights and dormers. New porch. New velux sun tunnel. PV panels to rear of existing garage. Alteration to fenestration. Internal changes.				

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no overlooking into neighbouring properties from the new dormer windows.

Planning Applications Considered

Applications considered on 6-5-25

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00393/CONVAR	Stephanie Payne 14/05/2025	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pennard Practice Ltd			26-28 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/25

25/00393/CONVAR - Amended plan

Variation of conditions 7, 8 & 9 (parking areas, external illumination and hours in which external illumination is permitted) of SE/98/1414 for the Erection of 1200 sqm office building together with provision of sixty car spaces

A summary of the main changes are set out below:

Further information regarding lighting has been provided in relation to environmental health's comments. Additionally, the proposal description has been altered to state 'variation' rather than 'removal' of the conditions listed.

Comment

Sevenoaks Town Council recommended refusal until the Urban Design Officer is provided with satisfactory lighting plans from the applicant.

Informative:

The Town Council hoped that the neighbours' comments would also be given particular consideration when determining this planning application, due to the already deleterious effect that the unforeseen and regular 24 hour activity has had on the neighbourhood.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00627/FUL	Anna Horn 11/05/2025	Cllr Willis	UPP Architects + Town PI
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Feldman			67, 67a, 67b, 67c London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/25

A roof extension with dormer windows to facilitate 3 residential units (Class C3) and reinstallation of 7 heritage style-windows, cycle and bin storage.

Comment

Sevenoaks Town Council recommended approval, provided both the Planning Officer and Conservation Officer are satisfied that the materials and designs are in keeping with the Conservation Area.

Planning Applications Considered

Applications considered on 6-5-25

5	Plan Number	Planning officer	Town Councillor	Agent
	25/00647/HOUSE	Abbey Aslett 10/05/2025	Cllr Dr Dixon	Sevenoaks Plans Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Harris		Stamford Bungalow	67 St Johns Road	St Johns
Town		County	Post Code	Application date
				16/04/25

25/00647/HOUSE - Amended plan

Raising of the roof and the creation of a new storey to the dwelling. Alterations to internal layout. Alterations to fenestration. Extension to terrace.

A summary of the main changes are set out below:

Change in description to better reflect the proposed development.

Comment

Proposed by Cllr Skinner with Cllr Dr Dixon's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no significant overlooking or loss of amenity to No.48 from the new window.

Informative:

The Town Council advised that, should the Planning Officer consider the overlooking from this window to cause an unacceptable loss of amenity, it would be supportive of a condition for the window to be obscure glazed.

6	Plan Number	Planning officer	Town Councillor	Agent
	25/00825/HOUSE	Christopher Park 14/05/2025	Cllr Skinner	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs Patterson			16 Vine Avenue	St Johns
Town		County	Post Code	Application date
				22/04/25

Loft conversion. Demolition to existing side garage and green house. Creating a widened side path. Side and rear extension. Solar Panels. Alteration to fenestration. New Porch and new rooflights. New gates. Electric charging point. Landscaping.

Comment

Sevenoaks Town Council recommended approval.

7	Plan Number	Planning officer	Town Councillor	Agent
	25/00839/HOUSE	Summer Aucoin 10/05/2025	Cllr Wightman	BVDS Architects
Applicant		House Name	Road	Locality
Mr C Evans		Quarries	Parkfield	Wilderness
Town		County	Post Code	Application date
				16/04/25

Alterations to side and rear glazing, addition of new rooflight to rear roof, solar panels to front roof slope and battery in garage, new external side canopy and repainting of existing timber windows in new colour.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-5-25

8	Plan Number 25/00871/HOUSE	Planning officer Summer Aucoin 20/05/2025	Town Councillor Cllr O'Hara	Agent Designitude Associated L
Applicant		House Name	Road	Locality
Mr Pavitt			14 Lake View Road	Northern
Town		County	Post Code	Application date
				28/04/25
Double storey rear extension and new single storey rear extension with rooflights. New rooflight to existing roof.				

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended approval.

9	Plan Number 25/00978/FUL	Planning officer Samantha Yates 16/05/2025	Town Councillor Cllr Dr Dixon	Agent Robinson Escott Planning
Applicant		House Name	Road	Locality
Sevenoaks Plans		Land Rear of	26 St James Road	St Johns
Town		County	Post Code	Application date
				24/04/25
Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and landscaping. Associated works.				

Comment

Proposed by Cllr Skinner, with Cllr Dr Dixon's apologies:

Sevenoaks Town Council recommended refusal on the ground that the proposed development would be cramped and overdeveloped, particularly at three storeys.

10	Plan Number 25/00979/ADV	Planning officer Abbey Aslett 08/05/2025	Town Councillor Cllr Shea	Agent Alder King Planning Cons
Applicant		House Name	Road	Locality
Wildstone Estates Ltd		Shell	128 Seal Road	Northern
Town		County	Post Code	Application date
				14/04/25
Freestanding D6 digital advertisement.				

Comment

Sevenoaks Town Council recommended approval, provided that:

- The Planning Officer is satisfied that the light emissions will be no more intrusive to residents at No. 124 than existing lighting arrangements;
- The schedule for lit advertising is aligned with lighting of the site overall;
- The Luminescence levels are in accordance with national guidance and best practice.

Planning Applications Considered

Applications considered on 6-5-25

11	<i>Plan Number</i> 25/00992/HOUSE	<i>Planning officer</i> Stephanie Payne 15/05/2025	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Wood		24 Lambarde Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/04/25	
Part two-storey, part first floor, side extension with dormers. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i> 25/00997/HOUSE	<i>Planning officer</i> Summer Aucoin 08/05/2025	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
A Vroom		2 Serpentine Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/04/25	
Garage conversion, alterations to fenestration, replacement roof to existing conservatory, lean-to timber shed, alterations to ground levels in the rear garden, new retaining wall and extension to patio area. Extension to existing block paving to create additional parking space to the front driveway.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officers are satisfied that the additional parking required can be accommodated in the front garden without damaging the street scene, and that plans for landscaping the rear garden will not adversely affect neighbours.

Informative:

The Town Council advised that the plans as submitted appear to be missing landscaping details, and that it would recommend refusal should these not be supplied.

13	<i>Plan Number</i> 25/01019/HOUSE	<i>Planning officer</i> Christopher Park 10/05/25	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Mr Oliver Holt
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Graham		41 Garth Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/04/25	
Erection of a double-storey front and side extension, roof alterations and rooflight. Landscaping and other associated works.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-5-25

14	Plan Number 25/01022/HOUSE	Planning officer Summer Aucoin 15/05/2025	Town Councillor Cllr Camp	Agent Hampton Surveying
Applicant		House Name	Road	Locality
Mr P Darroch			11 Egdean Walk	St Johns
Town		County	Post Code	Application date
				23/04/25
Single storey front extension. Convert garage into a habitable room. 4 new roof lights on the rear lean to roof				

Comment

Sevenoaks Town Council recommended approval.

15	Plan Number 25/01024/HOUSE	Planning officer Summer Aucoin 10/05/2025	Town Councillor Cllr Dr Canet	Agent Freedom Homes Architect
Applicant		House Name	Road	Locality
O Ogun			50 Robyns Way	Northern
Town		County	Post Code	Application date
				16/04/25
Double storey side extension following the demolition of the existing garage, and alterations to the fenestration.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number 25/01034/HOUSE	Planning officer Abbey Aslett 11/05/2025	Town Councillor Cllr Gustard	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr J Albuquerque		The Oaks	Little Julians Hill	Kippington
Town		County	Post Code	Application date
				17/04/25
Replacement roof with removal of part metal railings.				

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval.

17	Plan Number 25/01132/HOUSE	Planning officer Abbey Aslett 16/05/2025	Town Councillor Cllr Camp	Agent Coleman Anderson Archit
Applicant		House Name	Road	Locality
M Deakins			2 St Georges Road	St Johns
Town		County	Post Code	Application date
				24/04/25
New Car Port.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of the negative visual impact of its bulk and placement in close proximity to the boundary of the property, which the Town Council considered to be harmful and out of keeping with the street scene and contrary to the Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 6-5-25

18	Plan Number	Planning officer	Town Councillor	Agent
	25/01135/HOUSE	Abbey Aslett 16/05/2025	Cllr Ancrum	Harringtons 2006
Applicant		House Name	Road	Locality
Mr G Lloyd			34 Wildernesse Mount	Eastern
Town		County	Post Code	Application date
				24/04/25
To demolish the existing garage and construct a new garage with home office above with a dormer and rooflight.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no undue impact on the neighbouring property from the height of the proposed garage, and that the design and materials are in keeping with the style of the property.

19	Plan Number	Planning officer	Town Councillor	Agent
	25/01171/ADV	Anna Horn 20/05/2025	Cllr Granville	N/A
Applicant		House Name	Road	Locality
Bauer Media Outdoor UK Limited		Bus Shelter 3209 0007 Outside	Station Parade, London Road	Town
Town		County	Post Code	Application date
				28/04/25
Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.				

Comment

Sevenoaks Town Council recommended approval, as long as the Planning Officer is satisfied that there will be no detriment to the public enjoyment of the area, and that moving images are proscribed in the interest of highway safety.

Informative:

The Town Council expressed concerns about the impact of this and similar bus shelters on pedestrian flow, as they obstruct a large portion of the pavement and views of the nearby junction. Since the shelter is at a prominent gateway location with expected increased pedestrian traffic due to future development, Sevenoaks Town Council saw this as an opportunity to remove the obstruction and ease traffic flow, rather than replacing it.

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Summary report of upcoming Temporary Road Closures

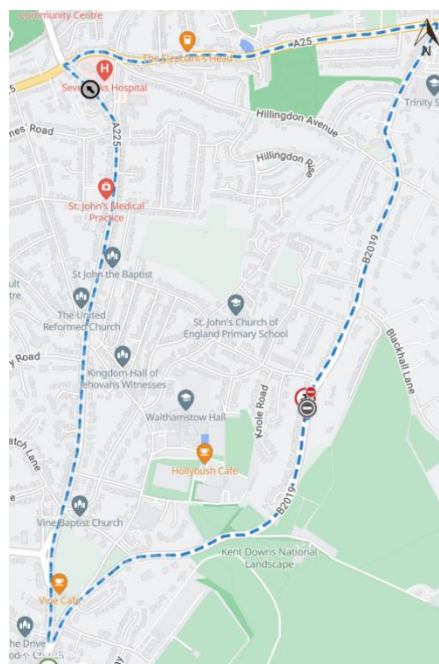
1 SEAL HOLLOW ROAD TEMPORARY ROAD CLOSURE – 27th MAY FOR 11 DAYS

a) B2019 Seal Hollow Road will be closed outside number 69 for 11 days, from 27th May 2025.

b) The alternative route is via B2019 Seal Hollow Road, A225 Dartford Road, A225 St Johns Hill, A25 Seal Road, and vice versa. Pedestrian access will be maintained during the works.

c) The most up to date information on the works can be found via the following link:

<https://one.network/?tm=142642688>



2 ST JOHNS HILL TEMPORARY ROAD CLOSURE – 10TH MAY 2025 BETWEEN 8PM AND 5AM FOR 10 DAYS

a) A225 St Johns Hill will be closed between Wickenden Road and Hospital Road from 10th May 2025 to 20th May 2025, between the hours of 8pm and 5am.

b) The alternative route for vehicles under 4.5m is via A225 Dartford Road, B2020 St Botolph's Road, A224 London Road, A225 Amherst Hill, A25 Bradbourne Vale Road, A225 Otford Road and vice versa.

c) The alternative route for HGVs over 4.5m is via A225 Dartford Road, B2020 St Botolph's Road, A224 London Road, A225 Amherst Hill, A224 London Road, A224 Morants Court Road, A224 Polhill, A224 London Road, A224 Orpington Bypass Road, M25 – junction 3, A20 London Road, A20 Gorse Hill, A20 London Road, A227 Wrotham Bypass, A227 Borough Green Road, A227 Wrotham Road, A227 Western Road, A25 Borough Green Road, A25 Ightham Bypass, A25 Sevenoaks Road, A25 Maidstone Road, A25 High Street, A25 Seal Road and vice versa.

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Tel No: 01732 227000
Ask for: Parking Services
Email: parking@sevenoaks.gov.uk
Date: 12 May 2025

**APPLICATION FOR DISABLED PERSONS (BLUE BADGE) PARKING BAY
SWANZY ROAD, SEVENOAKS.**

We are writing to you to advise that an application has been received requesting a disabled persons parking bay, which Kent County Council (the highway authority) have suggested is located outside number 14 Swanzy Road, Sevenoaks.

We invite your comments on the possible location for the new parking bay, which is indicated on the attached plan.

If you have any comments on the suggested location that you wish to be considered as part of the process, it would be helpful if you could make them in writing before 04 June 2025.

Yours sincerely

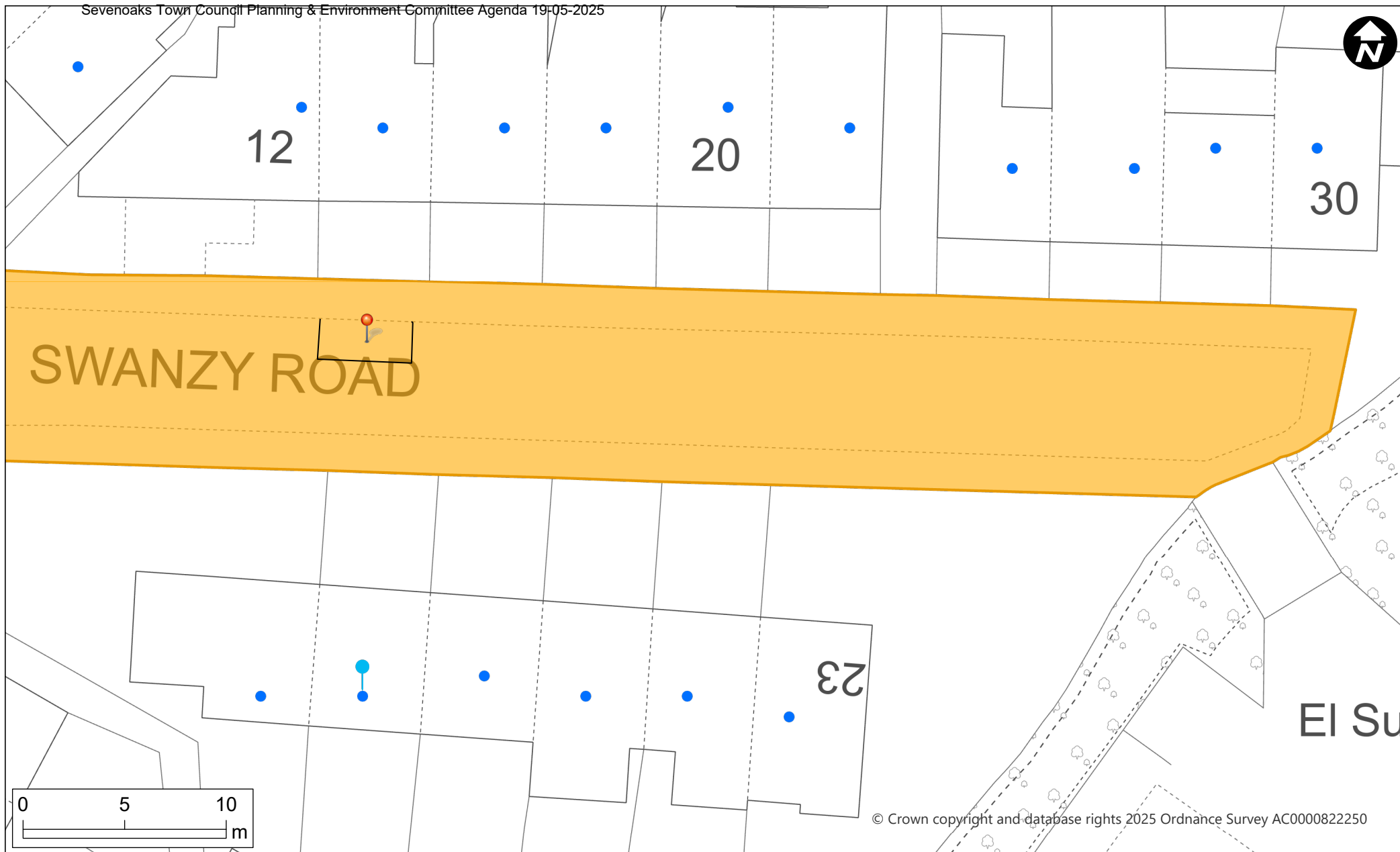
Charlotte Burns
Parking Services Manager
Sevenoaks District Council

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **29th April 2025 to 12th May 2025** 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)
24/02079/HOUSE	71 Hillingdon Rise – Eastern	24th March 2025: STC recommended refusal, 1 ground (non porous materials and no sustainable drainage proposed), 1 informative (STC would be minded to recommend approval is the applicant can demonstrate suitable drainage/surface water runoff).	2 nd May 2025: SDC Granted, 5 conditions. (no concerns raised by KCC of water draining onto highway. 1 condition placed requiring details of surface water drainage within the driveway)
25/02472/LDCEX	Ashdown, 17 Kippington Road – Kippington	21st October 2024: STC recommended approval, 1 condition. 13th January 2025: STC recommended approval. 7th April 2025: STC recommended approval.	8 th May 2025: SDC Certified lawful existing use/development, 1 reason.
24/03427/FUL	Former Oast, Sevenoaks Quarry, Bat & Ball Road – Northern	10th February 2025: STC did not comment due to its registered interest, however reiterated STNP recommendations. 10th March: Same as above. 22nd April 2025: Same as above.	29 th April 2025: SDC Granted, 9 conditions, 1 informative.
25/00301/HOUSE	35 Lime Tree Walk – Town	24th March 2025: STC recommended approval, 1 condition.	29 th April 2025: SDC Granted, 3 conditions.
25/00425/HOUSE	Godden House, Blackhall Lane – Adjoining Wildernesse	24th March 2025: STC recommended approval, 3 conditions. 7th April 2025: STC recommended approval, 3 conditions.	9 th May 2025: SDC Granted, 7 conditions.

25/00433/HOUSE	27 Croft Way – Kippington	10th March 2025: STC recommended approval.	9 th May 2025: SDC Granted, 4 conditions.
25/00500/FUL	55 & 55A London Road – Town	10th March 2025: STC recommended approval, 3 conditions.	8 th May 2025: SDC Granted, 5 conditions.
25/00531/HOUSE	42 The Drive – Town	24th March 2025: STC recommended approval, 1 condition.	1 st May 2025: SDC Granted, 3 conditions.
25/00628/HOUSE	36 Cobden Road – Eastern	24th March 2025: STC recommended approval, 1 condition.	30 th April 2025: SDC Granted, 3 conditions.

Planning Applications to be Considered

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1	Plan Number	Planning officer	Town Councillor	Agent
	24/03086/HOUSE	Christopher Park 23/05/2025	Cllr Camp	Westleigh Design
Case Officer				
Applicant		House Name	Road	Locality
Mr Z Hou			6 Woodside Road	St Johns
Town		County	Post Code	Application date
				01/05/25
24/03086/HOUSE - REVALIDATED plan				
Proposed Single Storey Side Extension, Attached Garage (Flank Elevation), Open Front Porch, Front and Rear Gable Roof Alterations, Rooms in the Roof incorporating Side Dormer and Rooflights, Increase in roof height.				
A summary of the main changes are set out below:				
Corrected drawings to address irregularities concerning the first floor projections received 23/04/2025.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN5OTFBKKID00			

2	Plan Number	Planning officer	Town Councillor	Agent
	24/03326/HOUSE	Abbey Aslett 31/05/2025	Cllr Daniell	Glyn Doughty Design
Case Officer				
Applicant		House Name	Road	Locality
Ms H Hui		Amaryllis View	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				09/05/25
24/03326/HOUSE - Amended plan				
Demolish existing rear extension. New two-storey front extension, first floor side extension, single storey rear extension, raise roof height to create second floor with habitable rooms. Changes to fenestration. New detached triple garage with habitable rooms above. Solar panels. Associated changes to landscaping.				
A summary of the main changes are set out below:				
Potential planting/landscaping details submitted.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA6IBKL1100			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Anna Horn 28/05/2025	Cllr Gustard	Black Elephant Architecture Design Studio
Case Officer				
Applicant		House Name	Road	Locality
XLX Sevenoaks Ltd (Gould)		Greensands	Oak Lane	Kippington
Town		County	Post Code	Application date
				06/05/25
25/00104/FUL - Amended plan				
Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for				

Planning Applications to be Considered

Planning Applications received to be considered on 19 May 2025

associated parking.

A summary of the main changes are set out below:

The applicant has provided TRICS highways data following comments from KCC Highways, and also provided an updated metric and supporting letter regarding off-site Biodiversity Net Gain (BNG).

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ32MCBK0LO00>

4	Plan Number	Planning officer	Town Councillor	Agent
	25/00410/HYB	Sean Mitchell 24/05/2025	Cllr Dr Canet	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks District Council		Council Depot	Otford Road	Northern
Town		County	Post Code	Application date
				02/05/25

25/00410/HYB - Amended plan

Hybrid Planning Application comprising: Full planning permission for the demolition/removal of existing buildings and structures and the construction of 3no employment units (Use Class E(g) (ii), (iii) and B8), with associated parking and landscaping and optional mezzanine floor to each unit and outline planning permission with all matters except for access for the construction of a drive-thru restaurant selling food and drink for consumption on and off the premises (sui generis).

A summary of the main changes are set out below:

Additional SuDs strategy and transportation information, including road safety stage 1 audit.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SRMSW5BKM8J00>

5	Plan Number	Planning officer	Town Councillor	Agent
	25/00587/HOUSE	Stephanie Payne 28/05/2025	Cllr Willis	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr E Kevis			20 The Drive	Town
Town		County	Post Code	Application date
				06/05/25

25/00587/HOUSE - Amended plan

Replacement of existing windows with Timber windows at the front of the house, facing the street and aluminium at the back of the house.

A summary of the main changes are set out below:

A new set of documents and plans have been provided which indicate accurately the proposed development. Additional brochures and justification for the works has also been provided. The information has been provided to address conservation comments.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SSK4S4BKMKR00>

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6	Plan Number	Planning officer	Town Councillor	Agent
	25/00686/HOUSE	Summer Aucoin 22/05/2025	Cllr Shea	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs McMurdo			48 Orchard Close	Northern
Town		County	Post Code	Application date
				30/04/25
Demolition of conservatory at rear and shed; proposed one storey side extension; proposed two storey rear extension; proposed rear raised patio; proposed new pedestrian gate at rear; proposed enlargement of driveway and car parking at front.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ST0SOWBKMSE00				

7	Plan Number	Planning officer	Town Councillor	Agent
	25/00698/HOUSE	Abbey Aslett 22/05/2025	Cllr Skinner	Robinson Ascott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs J May		Meadowfield	60 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				30/04/25
Variation to conditions 1 (plans) and 2 (materials) of 24/01463/MMA for Single storey extensions to south/west elevations. Linked garage to north elevation. Internal alterations. Loft conversion to habitable rooms with new dormer windows. New balcony. Solar panels to garage roof and Air Source Heat Pump. Alterations to driveway and paved areas. Alterations to fenestration. Alterations to roof. Rooflights with amendment to garage roof to be changed with dual pitch roof, rear dormer materials with white boarding and small canopy added over side door and x 2 new rooflights.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST2NNIBKMT500				

8	Plan Number	Planning officer	Town Councillor	Agent
	25/00822/FUL	Abbey Aslett 23/05/2025	Cllr Dr Dixon	AK-Studios
Case Officer				
Applicant		House Name	Road	Locality
SNG Limited C/O M Wakefield		Land Adjacent to	95-107 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				01/05/25
Erection of two 1-bedroom dwellings. Parking.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STN0Q5BKN2H00				

9	Plan Number	Planning officer	Town Councillor	Agent
	25/00849/ADV	Abbey Aslett 31/05/2025	Cllr Ancrum	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 19 May 2025

Case Officer			
Applicant	House Name	Road	Locality
Funeral Partners (T Cumming)	Doves Funerals	112 St Johns Hill	St Johns
Town	County	Post Code	Application date
			09/05/25
25/00849/ADV - Revalidated plan			
Replacement fascia and parking signs.			
A summary of the main changes are set out below:			
The correct drawings have now been provided.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOVL2BKN4E00		

10	Plan Number	Planning officer	Town Councillor	Agent
	25/00891/HOUSE	Summer Aucoin 21/05/2025	Cllr Dr Canet	Designitude Associated LTD
Case Officer				
Applicant		House Name	Road	Locality
Mrs R Knowles			42 Robyns Way	Northern
Town		County	Post Code	Application date
				29/04/25
Change of external window and doors				
Web link	https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage			

11	Plan Number	Planning officer	Town Councillor	Agent
	25/00953/HOUSE	Summer Aucoin 29/05/2025	Cllr Skinner	MSD Architects
Case Officer				
Applicant		House Name	Road	Locality
Bournebeech Ltd (D Thompson)			75 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				07/05/25
Proposed single storey rear extension with skylight.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STZWRCBKFJV00			

12	Plan Number	Planning officer	Town Councillor	Agent
	25/01017/HOUSE	Stephanie Payne 31/05/2025	Cllr Shea	N/A
Case Officer				
Applicant		House Name	Road	Locality
G Long			4 Crawshay Close	Northern
Town		County	Post Code	Application date
				09/05/25
Demolition of existing conservatory and erection of a single storey rear extension with roof lantern.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUCVBJBKFQC00			

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13	Plan Number 25/01030/FUL	Planning officer Christopher Park 23/05/2025	Town Councillor Cllr Daniell	Agent Offset Architects
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Lisauskas				
Greenhills				
12 Oakhill Road				
Kippington				
Town				
County				
Post Code				
Application date				
01/05/25				
Demolition of existing building, garage and shed. Replacement with new 5 bedroom dwelling. Solar panels and x 2 Air Source Heat Pumps. New garage with studio and outbuilding with relocated driveway access with associated landscaping.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUEXPBKFR400				

14	Plan Number 25/01175/HOUSE	Planning officer Summer Aucoin 30/05/2025	Town Councillor Cllr Clayton	Agent Harringtons 2006
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mrs C Copeland				
30 Swaffield Road				
Eastern				
Town				
County				
Post Code				
Application date				
08/05/25				
Demolish side and rear extensions and replace with front, side, and rear single-storey extension with rooflights. Enlarged patio with retaining wall.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV4N88BKG1900				

15	Plan Number 25/01212/HOUSE	Planning officer Summer Aucoin 24/05/2025	Town Councillor Cllr Ancrum	Agent OPEN Architecture
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Findlay				
11 Avenue Road				
Eastern				
Town				
County				
Post Code				
Application date				
02/05/25				
Removal of external porch and new stone portico, replacement of secondary entrance with new bay. Removal of rear roof addition and replaced with stone parapet flat roof and rooflight. Full window replacement throughout and new driveway gates. Associated internal alterations.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV8CTXBKG4800				

16	Plan Number 25/01259/HOUSE	Planning officer Summer Aucoin 29/05/2025	Town Councillor Cllr Dr Dixon	Agent Building Drawings
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Baker				
78 St Johns Road				
St Johns				
Town				
County				
Post Code				
Application date				
07/05/25				
Ground floor rear extension. Part demolition of rear store. Removal of redundant chimney.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVFREBBKG6900				

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17	Plan Number	Planning officer	Town Councillor	Agent
	25/01281/FUL	Stephanie Payne 31/05/2025	Cllr Gustard	M R Garland Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Matson			63A Oakhill Road	Kippington
Town		County	Post Code	Application date
				09/05/25
Change of Use of land and buildings from Educational to residential C3				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVJGRWBKG8H00			