



22nd July 2025

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 28th July 2025, 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/CKL_gCvJi14 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	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 5-20) To receive and agree the minutes from the Planning Committee Meeting held on 14th July 2025.
5	STREET NAMING AND NUMBERING - UPDATE ON NAMING OF FORMER ROYAL OAK HOTEL (Pages 21-22) To receive and note a summary report providing background and update on the upcoming renaming of the Former Royal Oak Hotel, at 5 High Street.
6	STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES (Pages 23-25) To receive notice and plans for three new detached dwellings to replace the former restaurant at 47 Bethel Road. The new addresses for these will be 46, 47 and 48 Bethel Road.
7	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 27-28) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 21st July 2025.
8	PLANNING APPLICATIONS (Pages 29-32) 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

	<p>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 July 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 meeting of the Planning & Environment Committee
Held on Monday 14 July 2025 in the Council Chamber, Town Council Offices, TN13 3QG**

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

<https://youtube.com/live/0r9HLmOFrzY>

Meeting commenced: 19:06

Meeting Concluded: 20:17

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the Public

PUBLIC QUESTION TIME

None.

204 - APOLOGIES FOR ABSENCE

As above.

205 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

206 - DECLARATIONS OF INTEREST

Cllr Camp declared that she had a non-pecuniary interest in the following application, as she lives on the same road. She remained open-minded to its contents.

- **[Plan no. 1]:** 25/00639/FUL – 2 The Crescent

207 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held on 30th June 2025.

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

208 - KENT ASSOCIATION OF LOCAL COUNCILS: SURVEY ON LOCAL GOVERNMENT REORGANISATION

- a) Councillors received a reminder that the Kent Association of Local Councils (KALC) is seeking feedback via a Local Government Reorganisation Survey on how Town and Parish Councils are approaching the upcoming government reorganisation and future devolution.
- b) The Committee received and discussed a draft response, as prepared by the Town Clerk on behalf of the Town Council.
- c) On query as to whether the 59 Full Time Equivalent value was correct, the Town Clerk agreed that this should be amended to 32. It was also proposed that an additional request be added for KALC to share knowledge and best practices from colleagues across the county and other councils that have formed a unitary authority on their approaches to asset distribution processes.
- d) It was **RESOLVED** that the draft response be approved and submitted to KALC with the above amendments, with thanks to the Town Clerk for preparing this.

209 - SEVENOAKS DISTRICT COUNCIL - PUBLIC CONSULTATION ON PROPOSED ACTIVE TRAVEL ROUTE

- a) The Committee received reminder that Sevenoaks District Council (SDC) is consulting on early plans for a walking, wheeling and cycling route between Otford Town Centre and Bat & Ball in Sevenoaks, with Cllr Clayton and Cllr Shea having been nominated by the Planning & Environment Committee on 16th June 2025 to produce a draft response.
- b) It was noted that all documents relevant to the consultation, including supporting documents and opportunity to comment on the proposals are available to view via the following webpage:
<https://engagement.sevenoaks.gov.uk/strategic-planning/otfordtosevenoaks/>
- c) Cllr Clayton summarised the draft response that he had prepared on behalf of the Town Council, which follows the example of an Otford residents campaign that supports the project in principle, but raises issue with the route as proposed.
- d) Cllr Willis requested that additional recommendation be added for secure bicycle storage to be delivered in tandem with the route, in order to provide the appropriate infrastructure to support its use.
- e) It was **RESOLVED** that the draft response be approved and submitted to SDC with the above amendment.

210 - KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON DRAFT ADULT SOCIAL CARE PREVENTION FRAMEWORK

a) The Committee received reminder that Kent County Council is consulting on its draft Adult Social Care Prevention Framework, with the comment deadline being 14th July 2025. It was noted that a one-day extension had been agreed to in order to permit the Town Council to agree a formal response during the current meeting.

b) It was noted that all documents relevant to the consultation, including supporting documents and opportunity to comment on the proposals were available to view via the following webpage:

<https://letstalk.kent.gov.uk/prevention-framework>

c) Cllr Clayton summarised a draft response which he had prepared in collaboration with Cllr Dr Canet and Cllr Granville and it was **RESOLVED** that this be submitted in response to the consultation.

211 - KENT COUNTY COUNCIL PROPOSED AMENDMENT 10: A WAITING RESTRICTIONS ORDER AND ZEBRA CROSSING

a) The Committee received notice that Kent County Council had published deposit documents for its proposed Order for Amendment 10: a Waiting Restrictions Order as well as separate, related deposit documents for a zebra crossing on Dartford Road.

b) It was noted that representations supporting or objecting to the proposed Order and zebra crossing could be made via Kent County Council's website via the below link until 21st July 2025, and it was **RESOLVED** that the Town Council write in support of the design, and request its implementation as soon as possible:

<https://letstalk.kent.gov.uk/dartford-road-sevenoaks-10-waiting>

c) It was further noted that a spelling mistake had been made under the "Statement of Reasons" in reference to "Holy Bush" and agreed that attention be drawn to this in the Town Council's response.

212 - BAT & BALL JUNCTION ROUNDABOUT OFFICER AND COUNCILLOR DISCUSSIONS

a) Councillors received and noted the notes of a "roundtable" meeting held on 3rd July 2025 between Officers and Councillors from Kent County Council, Sevenoaks District Council, and Sevenoaks Town Council. It was noted that this had been arranged in order to discuss whether any amendments to the design of the roundabout, due to be delivered at the Bat & Ball junction as part of the Sevenoaks Quarry development, would be permissible under the terms of the Outline planning permission and Section 106 legal agreement.

b) Cllr Shea summarised the key points of discussion, which had centred around the absence of an active travel element. She reported that Kent County Council Officers had agreed to investigate whether a revised design could be agreed with Tarmac, and it was further noted that the Sevenoaks Joint Transportation Board would be requested by District Council Councillors to invite Tarmac to discuss this at a future meeting.

213 - TEMPORARY ROAD CLOSURES

The Committee received and noted copy of correspondence relating to upcoming repairs and related road closures at the embankment on the A21, along the A21 Tonbridge Bypass.

214 - APPEAL DISMISSED: 50 ST JOHNS HILL

Councillors noted that the following appeal had been DISMISSED and planning permission Refused by the Planning Inspector on 2nd July 2025.

- **APP/G2245/W/24/3354406: 23/03429/FUL – 50 St Johns Hill**

215 - ENFORCEMENT APPEAL LODGED: LAND AT THE REAR OF 79 WEALD ROAD

a) The Committee received notice of the submission of the following appeal against an enforcement notice issued by Sevenoaks District Council:

- **APP/G2245/C/25/3367363: 25/00020/ENF - Land at the Rear of 79 Weald Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide comment, with the deadline to do so being 11th August 2025.

c) It was noted that the Town Council did not have pre-existing comments submitted under the appeal due to it being against an Enforcement Notice for works undertaken without planning permission. Cllr Daniell stated that she and fellow Kippington Ward Councillor Cllr Gustard would therefore look into the appeal and feedback at a later meeting on whether they considered a formal response from the Town Council to be appropriate.

d) It was noted that the full documentation may be accessed through the District Council's Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=SXNCM1BK0MR00>

216 - DEVELOPMENT MANAGEMENT COMMITTEE

The Committee received notice that a meeting of the District Council's Development Management Committee had been scheduled to take place on 17th July 2025 at 7pm. It was noted that there were no planning applications within Sevenoaks Town however, and therefore not considered appropriate to register a Councillor to speak at the meeting.

217 - 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 considered by Sevenoaks Town Council, between the six weeks ending 7th July 2025.

b) Cllr Clayton queried whether a condition to restrict the operation of amplified music in the garden had been placed on the planning permission for the following application, as he reported having agreed this with the Case Officer prior to its publication:

- **25/00260/FUL – Annexe at 7 Serpentine Road**

218 - PLANNING APPLICATIONS

No members of the public registered to speak on individual applications.

b) The Committee considered planning applications received during the two weeks ending 7th July 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

219 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued stating the Town Council's welcoming of progress with the Dartford Road zebra crossing, and anticipation of it being delivered as soon as possible.

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 Tony Clayton
- Cllr Victoria Granville
- Cllr Chloe Gustard
- Cllr Claire Shea
- Cllr David Skinner
- Cllr Nick Varley

DRAFT

Planning Applications Considered

Applications considered on 14-7-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00639/FUL	Stephanie Payne 30/06/2025	Cllr Wightman (On behalf of Ea	
Applicant	House Name	Road	Locality	
Ms K Mew		2 The Crescent	Eastern	
Town	County	Post Code	Application date	
			04/07/25	

25/00639/FUL - REVALIDATED plan

Demolition of existing shed and outbuilding; erection of two storey end of terrace dwelling with associated works and parking; alterations and extension to existing dwelling.

A summary of the key changes are set out below:

Revised drawings received 30.06.2025 confirming demolition of outbuilding and shed.

Comment

Proposed by Cllr Shea as Leader, with Cllr Wightman's apologies:

Sevenoaks Town Council recommended refusal on the grounds of highway safety, citing the proximity of the nearby school site and concerns about the intensification and widening of an existing access point located too close to a busy junction on Seal Hollow Road.

Informative:

The Town Council also wished to bring the Case Officer's attention to the interaction of the East to West cycling route with the planning application, with the route concluding on the Seal Hollow Road junction.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/00735/LBCALT	Abbey Aslett 17/07/2025	Cllr O'Hara, on behalf of Town	Robinson Escott Planning
Applicant	House Name	Road	Locality	
Mr Ginzler		44 High Street	Town	
Town	County	Post Code	Application date	
			26/06/25	

25/00735/LBCALT - Amended plan

Removal of 2no. UPVC windows; installation of 2no. double-glazed timber windows.

A summary of the main changes are set out below:

Comment

Sevenoaks Town Council recommended approval for the reasons highlighted by the Conservation Officer.

Planning Applications Considered

Applications considered on 14-7-25

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00822/FUL	Abbey Aslett 16/07/2025	Cllr Dr Dixon	AK-Studios
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
SNG Limited C/O M Wakefield	Land Adjacent to	95-107 Bradbourne Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/06/25	
25/00822/FUL - Amended plan				
Erection of two 1-bedroom dwellings. Parking.				
A summary of the main changes are set out below:				
Adjustments to the parking spaces and some fence heights. Additional statement following public comments.				
<i>Comment</i>				
<p>Sevenoaks Town Council reiterated its previous recommendation for refusal, on the grounds of overdevelopment and reduction in the amenity of the neighbouring houses through a negative impact on the streetscene and narrowing of the access way.</p> <p>Informative: The Town Council considered that, should the Planning Officer be minded to approve these plans, the inclusion of the proposed solar panels and EV charging points should be conditioned, as well as replacement of lost mature trees. The Town Council also requested further investigation into how the full width of the living wall - especially considering any additional bulk from protruding plants - may affect the narrowing of the vehicular access to all neighbouring properties. Finally, the Town Council expressed concern that the placement and proximity of the dwellings so close to the railway boundary and its cutting could impact their structure and stability. It therefore recommended that a Construction Methodology be submitted in order to address these concerns.</p>				

Planning Applications Considered

Applications considered on 14-7-25

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01047/FUL	Christopher Park 22/07/2025	Cllr O'Hara, on behalf of Town	Mitie
Applicant	House Name	Road	Locality	
BT Telecommunications PLC (C/Wagon)	BT Street Hub East of Post Off	BT Telephone Box North of 52*	Town	
Town	County	Post Code	Application date	
			01/07/25	
<p>The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.</p> <p>*Full address: BT Street Hub East Of Sevenoaks Post Office London Road, Sevenoaks, Kent And BT Telephone Box North Of 52, London Road</p>				

Comment

A recommendation for approval on three conditions was proposed, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal on the grounds of highway safety concerns and potential negative impact on CCTV, as per comments from Kent Highways and Kent Police.

Informative:

The Town Council also advised that it would usually recommend refusal of internally illuminated signs in the High Street and particularly the Conservation Area, due to the impact both to nearby residents and on the Conservation Area.

Should the District Council be minded to approve the application, Sevenoaks Town Council recommended that the board should be rotated 180 degrees to allow for greater visibility of pedestrians.

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01048/ADV	Christopher Park 22/07/2025	Cllr O'Hara, on behalf of Town	Mitie
Applicant	House Name	Road	Locality	
BT Telecommunications PLC (C/Wagon)	BT Street Hub East of Sevenoa	Post Office, London Road*	Town	
Town	County	Post Code	Application date	
			01/07/25	
<p>Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.</p> <p>*Full address: BT Street Hub East Of Sevenoaks Post Office London Road</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds of highway safety concerns and potential negative impact on CCTV, as per comments from Kent Highways and Kent Police.

Informative:

The Town Council also advised that it would usually recommend refusal of internally illuminated signs in the High Street and particularly the Conservation Area, due to the impact both to nearby residents and on the Conservation Area.

Should the District Council be minded to approve the application, Sevenoaks Town Council recommended that the board should be rotated 180 degrees to allow for greater visibility of pedestrians.

Planning Applications Considered

Applications considered on 14-7-25

6	Plan Number	Planning officer	Town Councillor	Agent
	25/01049/FUL	Christopher Park 23/07/2025	Cllr Daniell, on behalf of Town	Mitie
Applicant	House Name	Road	Locality	
BT Telecommunications PLC	Proposed Street Hub North of J	Buckhurst Lane & Gas Compou		
Town	County	Post Code	Application date	
			02/07/25	
The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks. *Full address: Proposed Street Hub North Of Junction With Buckhurst Lane, Suffolk Way, Sevenoaks Kent, TN13 1YL And Gas Compound Grange Road				

Comment

Sevenoaks Town Council recommended refusal on the grounds of highway safety.

Informative:

The Town Council advised that, should the District Council be minded to approve the application, the angle of the Street Hub should be amended to be parallel to the road.

7	Plan Number	Planning officer	Town Councillor	Agent
	25/01050/ADV	Christopher Park 23/07/2025	Cllr Daniell, on behalf of Town	Mitie
Applicant	House Name	Road	Locality	
BT Telecommunications PLC	Proposed Street Hub North of J	Buckhurst Lane, Suffolk Way	Town	
Town	County	Post Code	Application date	
			02/07/25	
Two digital 75-inch LCD display screens, one on each side of the Street Hub unit. *Full Address: Proposed Street Hub North Of Junction With Buckhurst Lane Suffolk Way				

Comment

Sevenoaks Town Council recommended refusal on the grounds of highway safety.

Informative:

The Town Council advised that, should the District Council be minded to approve the application, the angle of the Street Hub should be amended to be parallel to the road.

Planning Applications Considered

Applications considered on 14-7-25

8	Plan Number	Planning officer	Town Councillor	Agent
	25/01051/FUL	Stephanie Payne 23/07/2025	Cllr Dr Dixon	Mitie
Applicant		House Name	Road	Locality
BT Telecommunications PLC (G.Watson)		Pavement to Northeast of Sains	143 St Johns Hill	St Johns
Town		County	Post Code	Application date
				02/07/25
<p>The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.</p> <p>*Full address: Pavement To Northeast Of Sainsbury's 143 St Johns Hill, Sevenoaks, Kent, TN13 3PE And Telephone Kiosk, Otford Road,</p>				

Comment

Sevenoaks Town Council advised that, while it supports the installation of a Street Hub at this location in principle, it recommended refusal until a site in the Bat & Ball locale is found that is acceptable to Kent Highways.

Informative:

The Town Council advised that the site plan for the removal of the associated control box purports to show a junction between Suffolk Way and Bradbourne Vale Road. These two roads are over a mile apart and have no junction. It was therefore assumed that the label 'Suffolk Way' is an error on this diagram.

9	Plan Number	Planning officer	Town Councillor	Agent
	25/01052/ADV	Stephanie Payne 23/07/2025	Cllr Dr Dixon	Mitie
Applicant		House Name	Road	Locality
BT Telecommunications PLC		Pavement To Northeast Of Sain	143 St Johns Hill	St Johns
Town		County	Post Code	Application date
				02/07/25
<p>Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.</p>				

Comment

Sevenoaks Town Council advised that, while it supports the installation of a Street Hub at this location in principle, it recommended refusal until a site in the Bat & Ball locale is found that is acceptable to Kent Highways.

Informative:

The Town Council advised that the site plan for the removal of the associated control box purports to show a junction between Suffolk Way and Bradbourne Vale Road. These two roads are over a mile apart and have no junction. It was therefore assumed that the label 'Suffolk Way' is an error on this diagram.

Planning Applications Considered

Applications considered on 14-7-25

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01068/FUL	Stephanie Payne 23/07/2025	Cllr Camp (As Chair)	Mitie
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
BT Telecommunications PLC	Telephone Kiosks, Sevenoaks	& Hillingdon Rise Call Box*	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/07/25	
<p>The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.</p> <p>*Full address: Telephone Kiosks, Sevenoaks Railway Station London Road, Sevenoaks, Kent And Telephone Call Box Outside 14, Hillingdon Rise</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds of concerns for highway safety and its objection of internally illuminated signs in residential areas.

Informative:

The Town Council advised that it was supportive of the removal of the phone box at Hillingdon Rise, however did not consider a Street Hub at this location to be appropriate. It would be supportive in principle for a Street Hub to be delivered at the Station, however.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01069/ADV	Stephanie Payne 23/07/2025	Cllr Camp (As Chair)	Mitie
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
BT Telecommunications PLC	Telephone Kiosks, Sevenoaks	London Road*	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/07/25	
<p>Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.</p> <p>*Full Address: Telephone Kiosks Sevenoaks Railway Station London Road</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds of concerns for highway safety and its objection of internally illuminated signs in residential areas.

Informative:

The Town Council advised that it was supportive of the removal of the phone box at Hillingdon Rise, however did not consider a Street Hub at this location to be appropriate. It would be supportive in principle for a Street Hub to be delivered at the Station, however.

Planning Applications Considered

Applications considered on 14-7-25

12	Plan Number	Planning officer	Town Councillor	Agent
	25/01212/HOUSE	Summer Aucoin 15/07/2025	Cllr Clayton	OPEN Architecture
Applicant		House Name	Road	Locality
Mr & Mrs Findlay			11 Avenue Road	Eastern
Town		County	Post Code	Application date
				24/06/25
25/01212/HOUSE - Amended plan				
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.				
A summary of the main changes are set out below:				
The applicant has updated plans.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

13	Plan Number	Planning officer	Town Councillor	Agent
	25/01354/HOUSE	Christopher Park 17/07/2025	Cllr Gustard, on behalf of Town	A2D Architecture
Applicant		House Name	Road	Locality
Mr C Bater			53 The Drive	Town
Town		County	Post Code	Application date
				26/06/25
25/01354/HOUSE - Amended plan				
Proposed loft conversion, dormer enlargement, rooflights and alterations to fenestration.				
A summary of the main changes are set out below:				
An amended drawing with the former removed and amendments to the fenestration has been received.				
//Additional amendment letter received 02/07/2025//:				
An additional window has been added to the southeastern elevation at ground floor level.				
<i>Comment</i>				
Proposed from the Chair with Cllr Granville's apologies:				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 14-7-25

14	Plan Number 25/01447/FUL	Planning officer Sean Mitchell 16/07/2025	Town Councillor Cllr Shea, on behalf of Town W	Agent Studio Anares / Architectu
Applicant	House Name	Road	Locality	
Karatay		8C Eardley Road	Town	
Town	County	Post Code	Application date	
			25/06/25	
Part conversion of a residential building into a commercial (E use) space and construction of a single storey rear extension with rooflight. New external staircase. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, however advised that both the address and floor numbering on the drawings need to be corrected to ensure clarity.

15	Plan Number 25/01500/HOUSE	Planning officer Summer Aucoin 24/07/2025	Town Councillor Cllr Camp (As Chair)	Agent Carmen Austin Architectu
Applicant	House Name	Road	Locality	
Mr and Ms Jeffreys and Jones		44 St Botolphs Road	Town	
Town	County	Post Code	Application date	
			03/07/25	
Double storey extension including loft conversion, rooflights and solar panels. Alterations to fenestration including dormer windows. Garage conversion and reposition. Demolition of existing conservatory and shed. Creation of additional vehicular access. Electric Vehicle charging point. Associated soft and hard landscaping.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no overlooking from the new dormers or the side dressing room window at the first floor level. Should this not be the case, the Town Council requested that a condition be placed for the windows to be obscure glazed, in addition to the following further conditions:

- For an environmental plan to be submitted and approved by the District Council prior to any building works commencing
- For surface water to be directed and disposed of appropriately and not via public sewer connections
- For any removed trees to be replaced with similar

16	Plan Number 25/01604/HOUSE	Planning officer Stephanie Payne 17/07/2025	Town Councillor Cllr Gustard	Agent Harringtons 2006
Applicant	House Name	Road	Locality	
Mr V Lane	Tollard	74 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			26/06/25	
Excavation of front garden to erect a double garage. Alteration of existing driveway. Extension to existing vehicular access. Associated Landscaping				

Comment

Proposed by Cllr Daniell, with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, provided the Tree Officer is satisfied that works will not cause any damage to any mature trees within the site or neighbouring boundaries.

Planning Applications Considered

Applications considered on 14-7-25

17	<i>Plan Number</i> 25/01699/HOUSE	<i>Planning officer</i> Summer Aucoin 25/07/2025	<i>Town Councillor</i> Cllr Camp (As Chair)	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Miss Eygel & Kordyukova			1 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/25
Replacement of conservatory with sun room, rendered panel to first floor				

Comment

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

18	<i>Plan Number</i> 25/01713/LDCEX	<i>Planning officer</i> Summer Aucoin 21/07/2025	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Simmons			32 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/25

Lawful development certificate to confirm loft works granted under 16/03975/HOUSE remains lawfully implementable as works began within three years of permission being granted.

Comment

Proposed by Cllr Daniell, with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, subject to confirmation from the Planning Officer that the submitted drawings are the same as those approved under 16/03975/HOUSE.

19	<i>Plan Number</i> 25/01727/HOUSE	<i>Planning officer</i> Summer Aucoin 21/07/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			11 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/25

Demolition of garages, side and rear ground floor and all chimneys. Erection of 2 storey sides and rear extension, loft conversion with a new roof, rear dormer, rooflight and solar panels. New raised patio at the rear. Extension of driveway.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no loss of amenities to neighbouring properties.

Planning Applications Considered

Applications considered on 14-7-25

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01772/HOUSE	Christopher Park 25/07/2025	Cllr Wightman (On behalf of Ea	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
H Rowe			73 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/25
Part single storey, part two storey rear extension. Extend patio area				

Comment

Proposed from the Chair with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01773/MMA	Summer Aucoin 25/07/2025	Cllr Shea, on behalf of Town W	JJR Designs
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CM Property Investments Limit			42 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/25
Amendment to 25/00531/HOUSE to increase the size of the external terrace.				

Comment

Sevenoaks Town Council noted that this application had since been Withdrawn.

Sevenoaks Town Council Planning & Environment Committee 28-07-2025

Agenda Item 5 – Background and Update on the renaming of the Former Royal Oak Hotel, 5 High Street

Background:

On 7th April 2025, Sevenoaks Town Council received notice via its Planning & Environment Committee that the six flats and attached town house due to be delivered on the site of the Former Royal Oak Hotel, High Street would be renamed Flats 1-6, Hanover House and Dolling House, respectively. This had been received by Sevenoaks District Council's Street Naming & Numbering team.

At request of the Planning & Environment Committee and as per the below Minute recording, Sevenoaks Town Council wrote to the District Council in opposition of this decision with request for an alternative that retained the Royal Oak Hotel's name and heritage be considered.

Minute excerpt from the Planning & Environment Committee held 7th April 2025:

10b) Councillors raised their surprise and disappointment that the new flats replacing Royal Oak Hotel had been renamed under "Hanover House" as opposed to "Royal Oak House". This was considered a regrettable loss of local heritage of the 18th Century building, and it was therefore **RESOLVED** that this disappointment be registered with the District Council and request made for the name change to be reconsidered.

The Town Council's request was reiterated in a further letter, following the Planning & Environment Committee receipt and disagreement with the District Council's justification behind its decision to approve and continue to uphold the proposed name change. This as per the below Minute number:

Minute excerpt from the Planning & Environment Committee held 22nd April 2025:

52c) Councillors received and noted copy of correspondence between the Town Council and Sevenoaks District Council, in regards to the Planning & Environment Committee's request that the Royal Oak Hotel's prominent name be re-instated, following notification that it has been renamed Hanover House as part of its conversion to 6 flats. Councillors echoed their strong disapproval of the decision and its justification, and it was **RESOLVED** that the Town Council write to the District Council again, reiterating its stance and request for the decision to be revoked.

Update:

On 16th July 2025, a final letter was forwarded to the District Council by the Mayor of Sevenoaks on behalf of Sevenoaks Town Council. This was in support of further attempt that were understood to be being undertaken by the developer to reinstate the Royal Oak Hotel's name without causing potential confusion for Royal Mail deliveries and emergency services, with endorsement given to Sevenoaks District Councillor Elizabeth Purves' suggestion of "The Old Royal Oak".

The following response has since been received on behalf of the District Council's Street Naming & Numbering team, with further update hoped for within the near future.

Email excerpt from Sevenoaks District Council's Head of Customer & Digital on 16th July 2025:

I have discussed this with our interim Street Naming and Numbering officer and we are in agreement that 'The Old Royal Oak' would be an acceptable name. As you know, the responsibility for naming a property lies with the property owner and to confirm we have been in correspondence with the developer on this matter and we await their instruction.



Sevenoaks Town Council

Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00042/NEWDEV
Date: 10th July 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 47 Bethel Road Sevenoaks Kent TN13 3UE

Demolition of former restaurant and construction of three detached dwellings, one of which retains the existing address but with a new UPRN.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

INVESTORS IN PEOPLE®
We invest in people Platinum

Site: 47 Bethel Road Sevenoaks Kent TN13 3UE

Plot	New Address
Plot A, 47	48 Bethel Road Sevenoaks Kent TN13 3UE
Plot B, 47	47 Bethel Road Sevenoaks Kent TN13 3UE
Plot C, 47	46 Bethel Road Sevenoaks Kent TN13 3UE



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Decision Notices published by Sevenoaks District Council OR Kent County Council from **8th July 2025 to 21st July 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)
24/03326/HOUSE	Amaryllis View, Ashgrove Road – Kippington	10th February 2025: STC recommended approval, 2 conditions. 24th March 2025: STC recommended approval, 4 conditions. 19th May 2025: STC recommended approval, 3 conditions.	9 th July 2025: SDC Granted, 8 conditions.
25/00698/HOUSE	Meadowfield, 60 Hitchen Hatch Lane – St Johns	19th May 2025: STC recommended approval.	8 th July 2025: SDC Granted, 7 conditions.
25/00841/OUT	Land Between Scotsgrove and The Hill House, South Park – Town	2nd June 2025: STC recommended approval, 1 condition.	10 th July 2025: SDC Granted, 7 conditions.
25/00873/HOUSE	Homefield, 93 Oakhill Road – Kippington	22nd April 2025: STC recommended approval, 1 condition. 2nd June 2025: STC recommended approval, 1 condition.	8 th July 2025: SDC Granted, 3 conditions.
25/01056/HOUSE	5 White Hart Wood – Kippington	2nd June 2025: STC recommended approval, 1 condition.	9 th July 2025: SDC Granted, 3 conditions.
25/01212/HOUSE	11 Avenue Road – Eastern	19th May 2025: STC recommended approval, 2 conditions. 14th July 2025: STC recommended approval.	17 th July 2025: SDC Granted, 3 conditions.
25/01272/HOUSE	6 Hill Crest – Northern	2nd June 2025: STC recommended approval, 2 conditions.	8 th July 2025: SDC Granted, 3 condition.
25/01301/HOUSE	Little Orchard, 52 Granville Road – Town	2nd June 2025: STC recommended approval, 1 condition.	16 th July 2025: SDC Granted, 3 conditions.
25/01338/HOUSE	28 The Rise – Kippington	16th June 2025: STC recommended approval.	18 th July 2025: SDC Granted, 2 conditions.

25/01439/HOUSE	4 Westwood Way – Northern	16th June 2025: STC recommended approval, 1 condition.	15 th July 2025: SDC Granted, 3 conditions.
25/01627/CONVAR	3 Swaffield Road – Eastern	30th June 2025: STC recommended approval, 2 conditions.	21 st July 2025: Application Withdrawn.

Planning Applications to be Considered

Planning Applications received to be considered on 28 July 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Stephanie Payne 11/08/2025	Cllr Gustard	Black Elephant Architecture Design Studio
Case Officer				
Applicant				
XLX Sevenoaks Ltd (Gould)				
House Name				
Greensands				
Road				
Oak Lane				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
18/07/25				
25/00104/FUL - Amended plan				
<p>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 associated parking.</p> <p>A summary of the main changes are set out below:</p> <p>Further information has been submitted in the form of:</p> <ul style="list-style-type: none"> - Updated highway visibility information - Bat emergence survey results - Updated BNG metric and off site summary - Other arboricultural and landscaping documents have been updated <p>//Further reconsultation letter received 20th July 2025 with the following additional changes:</p> <p>Further to the recent re-consultation, the BNG Assessment letter has been revised and is submitted under this re-consultation.//</p>				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ32MCBK0LO00				

2	Plan Number	Planning officer	Town Councillor	Agent
	25/00953/HOUSE	Samantha Yates 31/07/2025	Cllr Skinner	MSD Architects
Case Officer				
Applicant				
Bournebeech Ltd (D Thompson)				
House Name				
Road				
75 Bradbourne Park Road				
Locality				
St Johns				
Town				
County				
Post Code				
Application date				
10/07/25				
25/00953/HOUSE - Amended plan				
<p>Proposed single storey rear extension with skylight.</p> <p>A summary of the main changes are set out below:</p> <p>Drawing amended to remove reference to a front porch.</p> <p>Points of clarification: windows shown on side elevation of the house are already approved under a different consent.</p> <p>This planning application purely relates to a proposed rear extension only.</p>				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STZWRCBKFJV00				

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00978/FUL	Stephanie Payne 08/08/2025	Cllr Dr Dixon	Robinson Escott Planning

Planning Applications to be Considered

Planning Applications received to be considered on 28 July 2025

Case Officer			
Applicant	House Name	Road	Locality
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns
Town	County	Post Code	Application date
			18/07/25
25/00978/FUL - REVALIDATED plan			
Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and assoicated landscaping. Associated works.			
A summary of the main changes are set out below:			
Additional Certificate B received and drawing set re-submitted.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU3LY6BKFLU00		

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01086/FUL	Christopher Park 29/07/2025	Cllr Daniell	DMP
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				08/07/25
Proposed two storey extension to North West elevation of main building, incorporating main hall, 6 new classrooms, servery, WC accommodation and relocation of school main entrance/reception. Installation of PV equipment and mechanical plant at roof level and relocation of boiler flue to existing building. New hard and soft landscaping.				
//Additional consultation letter received 14/07/2025. A summary of the main changes are set out below:				
Amended 3D images of the proposed development have been provided. Additionally, an energy statement has been submitted.//				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUK9ZXBFV400			

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01197/HOUSE	Christopher Park 11/08/2025	Cllr Shea	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr P Morton		Pounsley Studio	Pounsley Road	Dunton Green (ADJ Northern)
Town		County	Post Code	Application date
				21/07/25
ADJOINING Parish Consultation:				
Erection of a single storey garage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV6HZ8BKG2O00			

Planning Applications to be Considered

Planning Applications received to be considered on 28 July 2025

6	Plan Number 25/01568/FUL	Planning officer Abbey Aslett 07/08/2025	Town Councillor Cllr Granville	Agent Consilium Town Planning Service Ltd
Case Officer				
Applicant Net And Estate Limited		House Name	Road 36-38 London Road	Locality Town
Town		County	Post Code	Application date 17/07/25
New rooflights on rear slope of main roof. Raised rooflights on single storey rear extension, alterations to fenestrations to rear extension and including to rear wall. Replace x 3 existing windows on first floor rear elevation. Ground floor recess area removed an internal wall to be inserted to separate building.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXCA78BKGVH00				

7	Plan Number 25/01577/HOUSE	Planning officer Summer Aucoin 01/08/2025	Town Councillor Cllr Ancrum	Agent Arkiplan Architectural Ltd
Case Officer				
Applicant H Dalmeida		House Name	Road 79 Hillingdon Avenue	Locality Eastern
Town		County	Post Code	Application date 11/07/25
Demolition of existing outbuilding and erection of a larger outbuilding.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXE4KVBKGWH00				

8	Plan Number 25/01767/FUL	Planning officer Summer Aucoin 08/08/2025	Town Councillor Cllr Gustard	Agent Carmen Austin Architecture Ltd
Case Officer				
Applicant Mr & Mrs Holland		House Name Ashgrove Place	Road Ashgrove Road	Locality Kippington
Town		County	Post Code	Application date 18/07/25
Demolish single garage. Construct new single garage. Rear boiler room, porch, side additions. Front infill addition to store. New front door and sidelights, alterations to fenestration.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYF5VGBKH9W00				

9	Plan Number 25/01841/HOUSE	Planning officer Stephanie Payne 08/08/2025	Town Councillor Cllr Ancrum	Agent Harringtons 2006
Case Officer				
Applicant Mr Watson		House Name	Road 31 Vine Court Road	Locality Eastern
Town		County	Post Code	Application date 18/07/25
Alterations to existing sun lounge and rear flat roof with rooflights and a side pergola. Installation of solar panels to main dwelling roof and rear flat roof. Replacement shed and new pergolas to rear garden with solar panels. Alterations to fenestration and associated landscaping.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYF5VGBKH9W00				

Planning Applications to be Considered

Planning Applications received to be considered on 28 July 2025

[applications/applicationDetails.do?activeTab=summary&keyVal=SYQA52BKHFC00](#)