



Tuesday, 5th August 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 11th August 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/PJxg6rG-5o4> 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 7-14) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 28th July 2025.
5	SEVENOAKS DISTRICT COUNCIL'S RESPONSE TO CENTRAL GOVERNMENT CONSULTATION ON BIODIVERSITY NET GAIN REQUIREMENTS (Pages 15-21) To receive and note a copy of Sevenoaks District Council's response to the recent Central Government consultation, which sought views on improving the implementation of Biodiversity Net Gain (BNG) policies. This included relaxation or removal of BNG requirements, depending on site thresholds. For reference and where applicable, copy of Sevenoaks Town Council's corresponding response to any relevant questions have been provided below that of the District Council. These as agreed by the Planning & Environment Committee on 30th June 2025.
6	EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON a) To receive request from Kent County Council as to whether the Town Council would consider an informal understanding permitting the East to West cycling route to travel via Brittain's Common, as opposed to a legal agreement or deed of easement. This comes following the Town Council's request for a deed of easement, financed by the County Council, and subsequent recommendation from the County Council's senior solicitor that this would not be necessary in the circumstances. b) To discuss and agree a formal response to Kent County Council's request for an

	informal understanding to permit the East to West cycle route via the registered village green, Brittain's Common.
7	<p>REQUEST FOR TOWN COUNCIL SUPPORT AGAINST THAMES WATER'S PROPOSALS FOR A SEWAGE PLANT BETWEEN SEVENOAKS AND OTFORD (Pages 23-25)</p> <p>a) To receive and consider request from Cllr Clayton, for Sevenoaks Town Council to support local landowners in the Darent Valley in their opposition of proposals by Thames Water to develop a sewage plant and add treated water to the River on the Northern border of Sevenoaks. This is proposed by Cllr Clayton on the grounds that the development would damage the water quality of the rare natural chalk stream.</p> <p>b) To receive and note for background and supporting information, copy of an email forwarded to Cllr Clayton, with corresponding attachment of a letter as forwarded to Thames Water by four River Darent stakeholders.</p> <p>c) To discuss and agree any action from the Town Council.</p>
8	<p>UPDATED HIGHWAY IMPROVEMENT PLAN PACK 2025/2026</p> <p>To receive and note copy of the latest iteration of Kent County Council's Highway Improvement Pack, which provides details and estimated starting costs on common projects requested via Town and Parish Councils' Highway Improvement Packs. This is available via the following link:</p> <p>https://www.sevenoakstown.gov.uk/UserFiles/Files/Highway%20Information%20Pack%202025-26.pdf</p>
9	<p>REQUEST FOR TRAFFIC CALMING MEASURES ON BRADBOURNE ROAD (Page 27)</p> <p>To receive and consider a proposal from Cllr Skinner to add a request for traffic calming measures at Bradbourne Road on the Town Council's Highway Improvement Plan, following correspondence from a member of the public.</p>
10	<p>REQUEST FOR A PEDESTRIAN CROSSING ON BRADBOURNE VALE ROAD (Page 29)</p> <p>To receive and consider a request from a member of the public for the Town Council to pursue replacement of the traffic island recently removed from Bradbourne Vale Road as part of the East to West cycle path, with a new pedestrian crossing.</p>
11	<p>DEVELOPMENT MANAGEMENT COMMITTEE - 85 BAYHAM ROAD (Pages 31-34)</p> <p>a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on Thursday 14th August 2025. This was previously allocated to Cllr Clayton.</p> <ul style="list-style-type: none"> • 25/00285/MMA - 85 Bayham Road: Amendment to 23/00030/HOUSE to alter the width of the rear extension and reduce the distance between the rear extension and adjacent fence/boundary.

	<p>INFORMATIVE:</p> <p>On 7th April 2025 and subsequently on an amended version on 16th June 2025, Sevenoaks Town Council recommended refusal on two grounds with an added informative. (See Pages 33-34 for full comment history)</p> <p>b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR4A4MBKM0B00</p> <p>c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.</p>
12	<p>DEVELOPMENT MANAGEMENT COMMITTEE - COUNCIL DEPOT, OTFORD ROAD (Pages 35-40)</p> <p>a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on Thursday 14th August 2025. This was previously allocated to Cllr Dr Canet.</p> <ul style="list-style-type: none"> • 25/00410/HYB - Council Depot, Otford Road: 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). <p>INFORMATIVE:</p> <p>On 7th April 2025 and subsequently on amended versions on 19th May 2025 and 30th June 2025, Sevenoaks Town Council recommended refusal on five grounds, with one added informative. (See Pages 37-40 for full comment history)</p> <p>b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR4A4MBKM0B00</p> <p>c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.</p>
13	<p>DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Page 41)</p> <p>To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 4th August 2025.</p>

<p>14</p>	<p>PLANNING APPLICATIONS (Pages 43-45)</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 4th August 2025.</p>
<p>15</p>	<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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Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 28 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/CKL_gCvJi14

Meeting commenced: 19:00

Meeting Concluded: 20:03

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
3 Members of the Public

PUBLIC QUESTION TIME

None.

249 - APOLOGIES FOR ABSENCE

As above.

250 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

251 - DECLARATIONS OF INTEREST

Representation was received and forwarded to all Councillors, objecting to the following application:

- [Plan no. 1] 25/00104/FUL – Greensands, Oak Lane

252 - MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 14th July 2025.

Sevenoaks Town Council

It was RESOLVED that the minutes be approved.

253 - STREET NAMING AND NUMBERING - UPDATE ON NAMING OF FORMER ROYAL OAK HOTEL

The Committee received a summary report, providing background and an update on the upcoming renaming of the Former Royal Oak Hotel. Councillors noted with enthusiasm that both the District Council and the developer of the former Hotel appear to be receptive to an alternative name which had been proposed by District Councillor Purves and which would retain its namesake. The proposed name “The Old Royal Oak” was welcomed, and Councillors expressed their hope that this would be formalised soon.

254 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee received notice and plans for three new detached dwellings to replace the former restaurant at 47 Bethel Road. It was noted that the new addresses for these would be 46, 47 and 48 Bethel Road.

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

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 during the two weeks ending 21st July 2025.

256 - PLANNING APPLICATIONS

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

- **[Plan no. 1] 25/00104/FUL – Greensands, Oak Lane**

b) The Committee considered planning applications received during the two weeks ending 21st July 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

257 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, expressing the Town Council’s support for the hoped reinstatement of the Royal Oak Hotel’s namesake.

Sevenoaks Town Council

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

Planning Applications Considered

Applications considered on 28-7-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Stephanie Payne 11/08/2025	Cllr Gustard	Black Elephant Architectu Design Studio
Applicant	House Name	Road	Locality	
XLX Sevenoaks Ltd (Gould)	Greensands	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			18/07/25	

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 associated parking.

A summary of the main changes are set out below:

Further information has been submitted in the form of:

- Updated highway visibility information
- Bat emergence survey results
- Updated BNG metric and off site summary
- Other arboricultural and landscaping documents have been updated

//Further reconsultation letter received 20th July 2025 with the following additional changes:

Further to the recent re-consultation, the BNG Assessment letter has been revised and is submitted under this re-consultation.//

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Overlooking of neighbouring properties both to the North and South, and subsequent loss of amenity and privacy to their inhabitants, contrary to Policy EN2 of the District Council's Allocations and Development Management Plan
- Inappropriate bulk and massing of the site, contrary to Policy EN1 of the District Council's Allocations and Development Management Plan
- The designs are incongruent with the Residential Character Area Assessment including the use of materials, contrary to Policy C4 of the Sevenoaks Town Neighbourhood Plan
- Concerns over the protection of TPO trees within the build zone
- Concerns as to perceived inconsistency of the methodology used to calculate Biodiversity Net Gain
- The ecology and light assessment references the setting as "urban" which the Town Council would contest. This is a country lane and the Town Council therefore considered that the ecological management plan should be produced with the setting corrected, in order for the potential impact of development to be accurately assessed.

Informative:

If the District Council is minded to approve the application, the Town Council requested that:

- A light assessment be undertaken to evaluate impact to the annexe at White Friars and on the Conservation Area and protected species present
- An ecological enhancement and monitoring plan be submitted, which retains and protects trees and hedgerows within and around the development site
- The Tree Officer respond to the new Tree Report submitted on 18th March from Quaife Woodlands and confirm their satisfaction with the tree protective measures proposed, in addition to investigation being undertaken as to existing damage to trees caused by recent construction activities
- The District Council Officers be reminded that the Residential Character Area Assessment was produced not only to protect the character from the streetview, but also all other views as well as amenity of residents. The Town Council considered the design at the sides of the proposed development to cause significant overlooking into the living space and gardens of neighbouring occupied dwellings, which is contrary to the Residential Character Area

Planning Applications Considered

Applications considered on 28-7-25

Assessment.

- The proposed plans, of which earlier iterations had been considered and revised by a Design Review Panel, be resubmitted to the Panel due to their having since been amended from the plans that arose from it. This request is supported by Aim C6 of the Sevenoaks Town Neighbourhood Plan which requires a Design Review Panel be utilised for proposals within a sensitive location.

- Comment from Kent Highways be requested, regarding parking provision and any potential impact of parking overspill onto nearby local roads.

Finally, concern was raised as to whether the methodology used for calculating and recalibrating the Biodiversity Net Gain provision was consistent, with request therefore made to Officers for its correct output to be confirmed. Councillors further requested that efforts be made to direct any Biodiversity gain within Sevenoaks Town, if it cannot be delivered on-site or within its vicinity.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00953/HOUSE	Samantha Yates 31/07/2025	Cllr Skinner	MSD Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Bournebeech Ltd (D Thompson)		75 Bradbourne Park Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/07/25	

25/00953/HOUSE - Amended plan

Proposed single storey rear extension with skylight.

A summary of the main changes are set out below:

Drawing amended to remove reference to a front porch.

Points of clarification: windows shown on side elevation of the house are already approved under a different consent.

This planning application purely relates to a proposed rear extension only.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-7-25

3	Plan Number	Planning officer	Town Councillor	Agent
	25/00978/FUL	Stephanie Payne 08/08/2025	Cllr Dr Dixon	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	
			18/07/25	

25/00978/FUL - REVALIDATED plan

Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and associated landscaping. Associated works.

A summary of the main changes are set out below:

Additional Certificate B received and drawing set re-submitted.

Comment

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

Informative:

The Town Council also raised concern as to whether there is adequate emergency vehicle access and turning provision for the site.

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01086/FUL	Christopher Park 29/07/2025	Cllr Daniell	DMP
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.//

Comment

Sevenoaks Town Council recommended approval, provided that a Tree Protection Plan securing protection of the cedar tree is submitted and approved by the Tree Officer, and provided the Conservation Officer confirms their satisfaction with the design.

Planning Applications Considered

Applications considered on 28-7-25

5	<i>Plan Number</i> 25/01197/HOUSE	<i>Planning officer</i> Christopher Park 11/08/2025	<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 P Morton	Pounsley Studio	Pounsley Road	Dunton Green (ADJ North	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/07/25	

ADJOINING Parish Consultation:

Erection of a single storey garage.

Comment

Proposed by Cllr Skinner, with Cllr Shea's apologies:

Sevenoaks Town Council did not provide comment, as the application site is located outside of the Sevenoaks Town boundary.

6	<i>Plan Number</i> 25/01568/FUL	<i>Planning officer</i> Abbey Aslett 07/08/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Consilium Town Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Net And Estate Limited		36-38 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Proposed by Cllr Michaelides, with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

7	<i>Plan Number</i> 25/01577/HOUSE	<i>Planning officer</i> Summer Aucoin 01/08/2025	<i>Town Councillor</i> Cllr Ancrum	<i>Agent</i> Arkiplan Architectural Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
H Dalmeida		79 Hillingdon Avenue	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/07/25	

Demolition of existing outbuilding and erection of a larger outbuilding.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the waste water / sewage arrangements.

Planning Applications Considered

Applications considered on 28-7-25

8	Plan Number	Planning officer	Town Councillor	Agent
	25/01767/FUL	Summer Aucoin 08/08/2025	Cllr Gustard	Carmen Austin Architectu
Applicant	House Name	Road	Locality	
Mr & Mrs Holland	Ashgrove Place	Ashgrove Road	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.				

Comment

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	25/01841/HOUSE	Stephanie Payne 08/08/2025	Cllr Ancrum	Harringtons 2006
Applicant	House Name	Road	Locality	
Mr Watson		31 Vine Court Road	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.				

Comment

Sevenoaks Town Council recommended approval.

Informative:

Sevenoaks Town Council considered that investment in energy efficiency and carbon saving initiatives are to be welcomed in pursuit of the town's overall Net Zero strategy, in addition to delivery of Policy D6 of the Sevenoaks Town Neighbourhood Plan, which supports the retrofitting of existing homes to improve their energy efficiency.

Agenda Item 5 – Copy of Sevenoaks District Council’s response to Central Government’s consultation on improving the implementation of Biodiversity Net Gain for minor, medium and brownfield developments.

NB: This consultation was considered by Sevenoaks Town Council’s Planning & Environment Committee on 30th June 2025. Where the Town Council responded to a correlating question, this has been added below the District Council’s response in a blue text box, for reference.

Improving exemptions

Do you support the following statements (yes/no):

- I. No changes should be made to exemptions
- II. Some changes should be made (please state which options you support with thresholds were applicable)
- III. **All minor development should be exempt- Yes.**

Agreed in terms of BNG, but of the opinion that all developments should have sustainability measures if no longer required to secure BNG, ie. Bat/bird boxes etc.

NB: STC’s response to this question was:

Sevenoaks Town Council recommends that any new central government policies regarding Biodiversity Net Gain should only apply to areas where they would not conflict with existing locally-set policies on Biodiversity Net Gain, either in Local Plans or Neighbourhood Development Plans. This is considered important to local democracy, due to the contents and policies within Neighbourhood Development Plans having been set and voted on in confidence by local residents.

Self and custom build development

Do you agree that the self and custom-building exemption should be removed and that it should be replaced with an exemption for a single dwelling house?

Agreed. The replacement of self-build with single dwelling houses is supported as this would make for a much more pragmatic approach when dealing with planning applications.

Do you agree with the proposal for a 0.1 hectare threshold?

Yes

Development below the ‘de minimis’ threshold

Do you agree the area de minimis threshold should be extended?

Yes

If yes, which of the following thresholds do you think is most appropriate:

- 50 square metres
- 100 square metres
- 250 square metres
- Other threshold

Full exemption for all minor development

Do you think the BNG requirement should be removed for minor development (for example including up to 9 residential homes) you provide evidence for your response where possible.

With a high percentage of our applications coming forward on smaller scale sites, we recognise that BNG can have an impact on viability and deliverability for Small and Medium Sized Enterprises however this could mean that only a relatively small number of applications in our district would be required to secure the biodiversity net gain requirement. That aside this would make processing of applications of this scale more straightforward.

NB: STC's response to this question was:

No.

Sevenoaks Town Council recommends that any new central government policies regarding Biodiversity Net Gain should only apply to areas where they would not conflict with existing locally-set policies on Biodiversity Net Gain, either in Local Plans or Neighbourhood Development Plans. This is considered important to local democracy, due to the contents and policies within Neighbourhood Development Plans having been set and voted on in confidence by local residents.

If minor development were to be exempted from BNG, do you agree that the de minimis threshold should be extended to cover other types of development outside of the minor development category having little or no impact on biodiversity?

Yes.

Creating new exemptions for certain types of development

Parks, public gardens and playing fields development

Do you agree that parks, gardens and playing fields development, as defined above, should be partially exempt from BNG? Please give evidence where possible.

From a local authority perspective, this is considered a sensible suggestion to which we agree. It would allow us to deliver development on our land holdings which support our residents' health and wellbeing and which otherwise could become unviable. It is also considered that the requirement to secure BNG could make unviable proposals put forward by parish/town councils and sports clubs etc. However, we recognise that some Parks and Gardens may be more ecologically sensitive and this should be taken into account.

Development whose sole or primary objective is to conserve or enhance biodiversity

Do you agree that development whose sole or primary objective is to conserve or enhance biodiversity should be exempt from BNG? Please provide evidence where possible, including examples of developments that you think would be exempted. If yes, do you think there should be an upper size limit?

We agree that development whose sole or primary objective is to conserve or enhance biodiversity should be exempt but that our Development Management team would need to be satisfied that this is the sole or primary objective of any proposal. It is understood that this has affected the supply of ponds associated with District Level Licensing. Furthermore, we are aware that this requirement may prove problematic in relation to a local landscape-scale scheme which is proposing numerous river restoration measures with the aim of landscape recovery such that the river restoration measures, where they require planning permission, may not come forward. As such we are supportive of this exemption.

Temporary development

Do you agree that temporary planning permission should be exempt from BNG? Please provide evidence where possible, including examples of developments that you think would be exempted.

Yes

If yes, do you agree with the 5-year time limit? Yes

Streamlining the BNG metric process

Small Sites Metric

Development which can use the SSM

Do you think the SSM should be used for medium development?

From a practical point of view in relation to processing of planning applications we are supportive of this approach, although note that these sites are larger and potentially would have more complex habitats.

NB: STC's response to this question was:

As previously answered, Sevenoaks Town Council recommends that any new central government policies regarding Biodiversity Net Gain should only apply to areas where they would not conflict with existing locally-set policies on Biodiversity Net Gain, either in Local Plans or Neighbourhood Development Plans. This is considered important to local democracy, due to the contents and policies within Neighbourhood Development Plans having been set and voted on in confidence by local residents.

Do you think the SSM should be able to be used on sites with European protected species present?

We do not have the ecological expertise needed to provide a response to this question.

Do you think the SSM should be able to be used on sites with protected sites present?

From the perspective of processing of planning applications and that of Small and Medium Sized Enterprises this may appear to be a more pragmatic approach. However, whilst we do not have the ecological expertise to consider the ecological implications, we recognise that protected sites will have higher value habitats which this approach is unlikely to recognise and furthermore, applicants will still need to address the impact on protected sites, requiring more detailed/accurate assessments.

If these changes are taken forward, and the SSM is re-badged as a low impact metric. Do you think there should be any other restrictions on use of the SSM?

We do not have the ecological expertise needed to provide a response to this question.

Amendments to the SSM

– Removal of the trading

rules

Do you think the trading rules should be removed in the SSM (which contains only medium and low distinctiveness habitats)?

Supportive if this would make the process more straightforward.

If no, do you think the trading rules should be amended in the SSM to allow the losses of any medium distinctiveness habitat to be compensated for with any other medium distinctiveness habitat (but not with low distinctiveness habitats)?

We do not have the ecological expertise needed to provide a response to this question.

Changing how habitat condition is fixed.

Do you think habitat condition should be fixed at 'poor' for baseline habitats, and 'moderate' for the target condition of enhanced habitat in the SSM?

We do not have the ecological expertise needed to provide a response to this question.

Are there any other changes to the SSM or metric process for minor and medium development that should be considered to overcome challenges or streamline the process.

No comment.

Simplifying and amalgamating SSM habitats

Do you think some habitats of the same broad type with the same value should be amalgamated in the SSM?

We do not have the ecological expertise needed to provide a response to this question.

Do you think the habitats in the SSM should be reviewed, to ensure they are easily identified by non-ecologists?

Given that the small sites metric is likely to be reviewed by non-ecologists in some local planning authorities, who are unlikely to have the technical ecological expertise needed, any additional guidance and support is welcomed.

Do you think there should be a watercourse module in the SSM, or should all developments within the riparian zone of watercourse habitats use the main metric tool?

We do not have the ecological expertise needed to provide a response to this question.

Competency, habitat identification and guidance

Do you think providing additional guidance on the identification and management of habitats in the small site metric would be helpful?

Yes, agreed. Given that the small sites metric is likely to be reviewed by non-ecologists in some local planning authorities, who are unlikely to have the technical ecological expertise needed, any additional guidance and support is welcomed.

Do you think more clarity is required within the definition of a competent person undertaking a BNG assessment using the SSM, and reviewing the completed SSM?

Agree that this is likely to help.

If yes, do you have any suggestions as to how competency could be defined for the SSM?

Minor development using the main metric tool

Should a different watercourse condition survey be employed for minor development using the watercourse metric?

We do not have the ecological expertise needed to provide a response to this question.

Should a different watercourse condition survey be employed for minor development using the watercourse metric when there is no impact?

We do not have the ecological expertise needed to provide a response to this question.

Do you think that minor developments should be able to agree with the relevant planning authority that they do not need to complete the watercourse module of the metric when there is no impact?

Agree. As a local planning authority without inhouse ecological expertise, we'd be reliant on our external ecological advisors to discuss and advise on this.

All development

Improving the tool

What specific features or improvements would you like to see in a digital version of the metric tools?

Mapping showing location of habitats at baseline and following conservation/enhancement, location of biodiversity units etc and would like the ability to click on whichever habitat such that it links directly to mapping to show where it relates to.

Incentivising the inclusion of biodiverse features

Do you think we should allow biodiverse features to be counted within vegetated gardens being created as part of a development?

No comment.

If yes, do you have any suggestions of how we should account for biodiverse features in vegetated gardens being created as part of a development

Increasing the flexibility to go off-site for minor development

Do you agree the biodiversity gain hierarchy should be updated for minor development?

We recognise that making on-site and off-site equivalent within the hierarchy would make it easier for both Small and Medium Sized Enterprises developers and planning officers. Furthermore, if the majority of minor development is struggling to secure it on-site, this would make for a pragmatic change. In addition, it is understood that the opportunity/ability to secure meaningful biodiversity gains which can be managed appropriately on-site can be problematic and that this can be more easily secured on biodiversity gain sites; as such this approach is supported. However, we are supportive of those gains taking place as close as possible to the harm as is feasible and that the priority/focus should be on those gains etc taking place within the affected local planning authority area, followed by sites in close proximity which share similar habitats.

NB: STC's response to this question was:

As previously answered, Sevenoaks Town Council recommends that any new central government policies regarding Biodiversity Net Gain should only apply to areas where they would not conflict with existing locally-set policies on Biodiversity Net Gain, either in Local Plans or Neighbourhood Development Plans. This is considered important to local democracy, due to the contents and policies within Neighbourhood Development Plans having been set and voted on in confidence by local residents.

Would relaxing the biodiversity gain hierarchy for minor development support small developers to deliver BNG more easily?

Yes, agreed. It's noted that the proposal would result in on-site habitat improvements having the same preference/equivalence to off-site gains and this would clearly reduce the burden on developers in terms of demonstrating that they've done as much as they can to achieve any compensation and gain on-site, making it more straightforward and easier for SME developers. Furthermore, it is recognised that this would also likely make it more straightforward for planning officers.

Do you think placing off-site habitat enhancements with the same preference as onsite habitat enhancements for minor development would deliver better outcomes for nature? Please provide evidence to support your answer where possible

We do not have the ecological expertise needed to provide a response to this question.

Disapplying the Spatial Risk Multiplier for minor development

Should the Spatial Risk Multiplier be disappplied for minor development purchasing off-site units?

It is understood that the consequence of the disapplication of the spatial risk multiplier would mean that developers would not be penalised (by being required to buy more units) for purchasing biodiversity units within adjoining local planning authority areas, national

character areas or from those beyond that. Presumably this will mean developers will secure units which are of the best/lowest cost and this could mean that these could be at a considerable distance from where the harm arises. As such we are concerned that disapplication of the spatial risk multiplier could mean some local authorities will not benefit from any biodiversity gain. If off-site biodiversity units are to be the same as delivering on-site, they should at least be required to aim for securing that off-site provision as close to the development site as possible, where that provision is available, with the local planning authority area prioritised and then in localities within close proximity to the district which have similar habitats. However, the spatial risk multiplier could be disappplied where there are no available/suitable habitats in the local planning authority/national character area. Please note that we need a centralised and mapped system showing all of the available and registered Biodiversity Gain Sites and the biodiversity units available to buy.

Assessing spatial risk using the Local Nature Recovery Strategy areas.

Should the Spatial Risk Multiplier assessment methodology be amended, so that it is based on Local Nature Recovery Strategy and National Character areas rather than Local Planning Authority and National Character areas?

The geography of local nature recovery strategies is significantly larger than that of local planning authorities, where the local planning authority relates to a district or borough. As with use of the national character areas, this means that any off-site gains may potentially be located a considerable distance from the impact arising from the associated development. We are of the opinion that local planning authority areas should be prioritised and then sites close to that local planning authority, even if in adjoining borough/district/county, followed by being within the same local nature recovery strategy area as that of the application site. Following local government reorganisation, whilst the geography would be larger, the gains would be relatively close to impact but in that scenario would give developers more choice.

Brownfield developments with Open Mosaic Habitats

Should we review the metric habitat definition, condition assessment criteria and guidance to assist with the correct identification and classification of OMH?

We do not have the ecological expertise needed to provide a response to this question.

Should we allow alternative habitat delivery for the loss of Open Mosaic Habitat?

We do not have the ecological expertise needed to provide a response to this question.

Do you have any suggestions as to the habitat mosaic which may provide the same ecological benefits as OMH or the key considerations we should be incorporating?

We do not have the ecological expertise needed to provide a response to this question.

Do you have any further suggestions of how we could improve the viability of brownfield sites with Open Mosaic Habitat present, in relation to their BNG requirement?

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Agenda Item 7 - Request for Town Council support against Thames Water's proposals for a sewage plant between Sevenoaks and Otford

Dear Colleagues

On a recent mayoral visit to Castle Farm in Eynsford I met William Alexander, the owner and operator of the lavender farm. He explained to me what he and other landowners in the Darent Valley are doing to improve biodiversity, reduce flood risk and retain water along the river, and how opposed they are to Thames Water's proposal for a sewage plant between Sevenoaks and Otford.

I have his permission to share the email and letter below, setting out the risks of Thames Water's plan. William and other interested parties argue that the plan has nothing to do with housing development in Sevenoaks. Instead it is designed to add treated water to the Darent on the northern border of Sevenoaks so that Thames Water can abstract more from the aquifer. All observers - except Thames Water - are clear that this will damage water quality in one of the very few half streams which does not yet have a sewage works outfall.

The river borders Sevenoaks - so we do have an interest. I think we should get involved. Do others agree?

Best wishes

Tony

Dear Cllr. Clayton

After your visit to Castle Farm recently, I drafted an email to you on the topic of Thames Water proposed sewage treatment works (STW) at Otford. I have a suspicion that due to my inefficiency, it was never sent?

I mentioned to you on my tour of Castle Farm recently, how I am part of a collaborative award by DEFRA to enhance the biodiversity and health River Darent. Together with other landowners we have been developing a series of plans to submit for 20+ year funding under the Environmental Land Management Scheme, known as Landscape Recovery. This scheme located across the Sevenoaks District with 19 landowners committed to substantive environmental improvement - including SDC, KCC & KWT as landowners. This Landscape Recovery scheme remains the only one awarded by DEFRA within Kent. Thames Water, South East Rivers Trust and North Downs National Landscape are all key stakeholders participating in our project. Here are a couple of links to inform you further....

[An update on the first round of Landscape Recovery projects – Farming](#)

[Darent Nature Partnership](#) this site includes a helpful, informative video clip.

Against this background of positive intentions and long-term investment, we are disturbed to learn of proposals to build a sewage treatment works on the river Darent (rumoured to be located at Otford). The River Darent is one of the world's rare of chalk streams. And this river one is even rarer, because it DOES NOT have treated water discharged daily into its spring-fed water

currently. Consecutive governments and their agencies have repeatedly documented their support to protecting Chalk Streams, promised funding and committed to improving water quality and chalk stream habitats. Our innovative Landscape Recovery Scheme is a key project that DEFRA is funding to ensure delivery of these riverine aspirations. Should Thames Water gain permission to install a STW it would run counter to and threaten achieving these objectives and would be very perverse indeed.

To assist your understanding, I precis a few facts and some of our concerns here...

- The River Darent is a rare chalk stream that requires protection and enhancement of both water quality and water flows.
- This river has increasingly experienced low water flows with completely dry up moments during the '80's & 90's.
- The Darent River Preservation Society (DRiPS) was formed to reverse the over-abstractions by Thames Water from the river aquifer and was successful in securing reductions.
- However, the river base flows continue to be unsustainably low with river biodiversity compromised. Thames Water continuing high abstraction rates remain a problematic issue.
- There is a view that TW see a STW as a means of lifting base flows and reducing their commitment to deliver further abstraction reductions by 2050 (a somewhat distant timescale).
- We reject that suggestion entirely.
- A sewage treatment works, of any design, will discharge treated sewage water into the natural chalk waters.
- The river ecology is hugely sensitive to any changes in water chemistry, temperature, dissolved oxygen and water clarity.
- Red algae and water crowfoot are examples of locally distinct species that are incredibly sensitive to water conditions.
- Any STW threatens the long-term success of DEFRA funded 'Landscape Recovery' project designed to reconnect the river to the flood plain, help mitigate flood risk, increase water quality and the wider riverine ecology.
- Other solutions are available to Thames Water to manage increased sewerage outflows.
- New commitments to lower abstraction and increase base flows should be pursued.

I have attached a letter to Thames Water (dated 11 March 2024) from four respected River Darent stakeholders setting out in greater detail some of these arguments by informed professionals. We have even more technical information, should it be of interest.

I can arrange for you to meet some of the people working in these organisations. I know they would be very happy to arrange for you to visit the river and learn more about the matters raised in this letter.

Kind regards,

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Agenda Item 9 - Request for Traffic Calming measures on Bradbourne Road

On 30 Jun 2025, at 11:01,

Dear all,

I'm not sure who is best placed to pick up this request so am sending to all St John's councillors. I would like to please request speed calming measures are added to the lower section of Bradbourne Road, similar to those I've noticed on other local roads such as Lambarde Road and Chipstead Lane, in order to reduce speeding. As you'll know this road is supposed to be 20mph but in the lower half, especially from Sevenoaks Primary School (Camden Road junction) down to Bradbourne Vale Road, the limit is largely ignored. I know this as I live on this section and work from home in a room which overlooks the road and hear/see the majority of cars speeding past. There is no monitoring of the 20mph limit and aside from the congestion caused during the morning and afternoon school run, the limit is widely disregarded. Given the proximity of the road to a school and the fact it is on a downhill gradient, I'm very surprised that traffic calming isn't already in place.

If a period of monitoring is required to support the fact that the speed limit is ignored then I would please request that this takes place above the entrance to the school so as not to skew results for any cars turning into St George's Road and findings disregarded between 8 and 9am and 3 and 4pm when the area is congested with school traffic.

I look forward to hearing from you.

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Agenda Item 10 - Request for pedestrian crossing on Bradbourne Vale Road

From:

Sent: 04 August 2025 07:58

To: <council@sevenoakstown.gov.uk>

Subject: Removal of crossing on A25

Hi

Hope you're well. Hoping you can help me with something...

I was directed to you by Kent County Council regarding road improvements in Sevenoaks.

I'd like to request some form of pedestrian crossing facility on Bradbourne Vale Road, between Bat and Ball junction and Knole Academy.

Prior to the new cycle lane installation, there was a traffic island approximately midway between these two locations. However, this was removed to make way for the cycle lane. The problem now is that there is no safe space to cross the busy A25 in this area.

I have had a number of near misses as a pedestrian, as there are very few opportunities to cross, especially during busy periods.

There is no controlled crossing alternative, due to Bat and Ball junction lacking lights for pedestrians.

Unfortunately, the new cycle lane layout has caused this new safety risk.

I would be happy with any type of crossing that would allow people to walk from the Bat and Ball area safely to Sevenoaks station.

Many thanks for taking the time to consider this.

Look forward to your reply.

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Christopher Park
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/00285/MMA
Your Ref:
Date: 5 August 2025

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 85 Bayham Road Sevenoaks Kent TN13 3XA

Development: Amendment to 23/00030/HOUSE to alter the width of the rear extension and reduce the distance between the rear extension and adjacent fence/boundary.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **14 August 2025** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

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

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

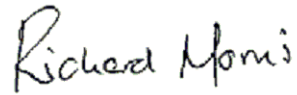
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a “visual aid”.

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

when registering to speak whether you will be participating remotely or attending in person.

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

Yours faithfully

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

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

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00285/MMA	Christopher Park 15/04/2025	Cllr Clayton	Coleman Anderson Arch
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Jackson		85 Bayham Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 25/03/25

Amendment to 23/00030/HOUSE to change cladding on the rear elevation to a type which is 90mm larger than approved.

Comment on 07/04/25

No. of days taken to comment 13

Sevenoaks Town Council recommended refusal on the grounds that the revised larger and closer design (as built, and at variance with the plans and original permission) has a significant impact on the other half of the semi-detached pair, and will cause loss of light to the rear window of number 84.

Informative:

Sevenoaks Town Council registered its disappointment and concern that no action had been taken by the District Council during construction, when attention was initially drawn to the variance between the extension's built form, and the original permission.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00285/MMA	Christopher Park 20/06/2025	Cllr Clayton	Coleman Anderson Arch
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Jackson		85 Bayham Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 30/05/25

25/00285/MMA - Amended plan

Amendment to 23/00030/HOUSE to alter the width of the rear extension and reduce the distance between the rear extension and adjacent fence/boundary.

A summary of the main changes are set out below:

Amended plans have been provided which have altered the position of the extension in relation to the adjacent fence.

Comment on 16/06/25

No. of days taken to comment 17

Sevenoaks Town Council reiterated its previous recommendation for refusal on the grounds of loss of light, as well as inability to determine whether the plans as proposed match the structure delivered and whether the latter would pass a 45 degree light test.

Informative:

Sevenoaks Town Council strongly advised that manual measurements and light tests be conducted on site by the Planning Officer, due to the rear extension already having been built. It further expressed its disquiet at the lack of monitoring by Building Regulations during construction and lack of action of enforcement when concerns with inaccuracies in the plans were first raised.

Decision on

Appeal on



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Sean Mitchell
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/00410/HYB
Your Ref:
Date: 5 August 2025

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Council Depot Otford Road Sevenoaks Kent

Development: 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).

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **14 August 2025** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

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

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

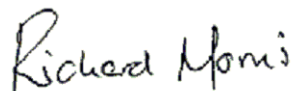
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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

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

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

Yours faithfully

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

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

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00410/HYB	Sean Mitchell 09/04/2025	Cllr Dr Canet	DHA Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council	Council Depot	Otford Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 19/03/25

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).

Comment on 07/04/25

No. of days taken to comment 19

Sevenoaks Town Council recommended refusal on the following grounds:

- Non-compliance of Fast Food element with National Planning and Policy Framework paragraphs 96 and 97.
- Non-compliance of the proposals with the following Sevenoaks Town Neighbourhood Plan Policies:
 - a) C9 (protecting and enhancing the landscape setting and character of town and visibility to and from the open countryside),
 - b) C10 (enhance the gateways and arrival points into the town)
 - c) M9 (supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents)
 - d) D1 (design guidance on nearby sites for Carpetright/Wickes and Travis Perkins, which recommends that light industrial uses be relocated to the Vestry Industrial Estate in order to remove the inappropriate citing of them within residential areas, and resolve the conflict between light industrial employment and residential accommodation in this area.
- Non-compliance with Sevenoaks District Council Policy EN2 (safeguarding amenities of current and future residents with regard to noise, odour, activity or vehicle movements, visual intrusion), as well as EN7 (noise pollution)
- The lack of pavement and safe crossing point across the A225 to access the restaurant, which is likely to attract school children, poses a highway safety concern, with no mitigation has been proposed to manage the traffic leaving and entering site at a point with low visibility.

Informative:

Sevenoaks Town Council recommended that, should the District Council be minded to approve the application, it should be subject to a Design Review Panel, as per Sevenoaks Town Neighbourhood Plan Aim C6. In addition, any permission granted for the industrial units in the full application should be conditioned to ensure that the uses do not risk any damage to the neighbouring SSSI, watercourses or wildlife.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00410/HYB	Sean Mitchell 24/05/2025	Cllr Dr Canet	DHA Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council	Council Depot	Oxford Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 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.

Comment on 19/05/25

No. of days taken to comment

17

Sevenoaks Town Council recommended for refusal on the following grounds:

- Non-compliance of the Fast Food element with National Planning and Policy Framework paragraphs 96 and 97,

- Non-compliance of the proposals with the following Sevenoaks Town Neighbourhood Plan Policies:

- a) C9 (protecting and enhancing the landscape setting and character of town and visibility to and from the open countryside),

- b) C10 (enhance the gateways and arrival points into the town)

- c) M9 (supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents)

- d) D1 (design guidance on nearby sites for Carpetright/Wickes and Travis Perkins, which recommends that light industrial uses be relocated to the Vestry Industrial Estate in order to remove the inappropriate siting of them within residential areas, and resolve the conflict between light industrial employment and residential accommodation in this area.

- Non-compliance with Sevenoaks District Council Policy EN2 (safeguarding amenities of current and future residents with regard to noise, odour, activity or vehicle movements, visual intrusion), as well as EN7 (noise pollution)

- The lack of pavement and safe crossing point across the A225 to access the restaurant, which is likely to attract school children, poses a highway safety concern, and no mitigation has been proposed to manage the traffic leaving and entering site at a point with low visibility. The Town Council noted the newly submitted transportation information, however due to the absence of detail on how pedestrians will safely cross, maintained these strong pedestrian-safety concerns.

- The Town Council considered that the existing level of light industrial use in the area reduced the justification for further such development, placing greater emphasis on safeguarding the area's residential nature, as well as the visual impression of the Town that it provides, as an important gateway location.

Informative:

Sevenoaks Town Council recommended that, should the District Council be minded to approve the application, it should be subject to a Design Review Panel, as per Sevenoaks Town Neighbourhood Plan Aim C6. In addition, any permission granted for the industrial units in the full application should be conditioned to ensure that the uses do not risk any damage to the neighbouring SSSI, watercourses or wildlife.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00410/HYB	Sean Mitchell 07/07/2025	Cllr Dr Canet	DHA Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council	Council Depot	Oxford Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 16/06/25

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 information, amended Computer Generated Images (CGI), landscape drawing, refuse store drawing, revised design and access statement.

Comment on 30/06/25

No. of days taken to comment 14

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

- Non-compliance of the Fast Food element with National Planning and Policy Framework Paragraphs 96 and 97,
- Non-compliance of the proposals with the following Sevenoaks Town Neighbourhood Plan Policies:
 - a) C9 (protecting and enhancing the landscape setting and character of town and visibility to and from the open countryside),
 - b) C10 (enhance the gateways and arrival points into the town)
 - c) M9 (supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents)
 - d) D1 (design guidance on nearby sites for Carpetright/Wickes and Travis Perkins, which recommends that light industrial uses be relocated to the Vestry Industrial Estate in order to remove the inappropriate siting of them within residential areas, and resolve the conflict between light industrial employment and residential accommodation in this area.
- Non-compliance with Sevenoaks District Council Policy EN2 (safeguarding amenities of current and future residents with regard to noise, odour, activity or vehicle movements, visual intrusion), as well as EN7 (noise pollution)
- The lack of pavement and safe crossing point across the A225 to access the fast food restaurant, which is likely to attract school children, poses a highway safety concern, and no mitigation has been proposed to manage the traffic leaving and entering site at a point with low visibility. The Town Council noted the newly submitted transportation information, however due to the absence of detail on how pedestrians will safely cross, maintained these strong pedestrian-safety concerns.
- The Town Council considered that the existing level of light industrial use in the area reduced the justification for further such development, placing greater emphasis on safeguarding the area's residential nature, as well as the visual impression of the Town that it provides, as an important gateway location.

Informative:

Sevenoaks Town Council recommended that, should the District Council be minded to approve the application, it should be subject to a Design Review Panel, as per Sevenoaks Town Neighbourhood Plan Aim C6. In addition, any permission granted for the industrial units in the full

Planning Application

application should be conditioned to ensure that the uses do not risk any damage to the neighbouring SSSI, watercourses or wildlife.

Decision on

Appeal on

Decision Notices published by Sevenoaks District Council OR Kent County Council from **22nd July 2025 to 4th August 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)
25/00735/LBCALT	44 High Street – Town	22nd April 2025: STC recommended approval, 2 conditions. 14th July 2025: STC recommended approval, 1 ground.	24 th July 2025: SDC Granted, 4 conditions.
25/01118/HOUSE	Heather House, Blackhall Lane – Wildernesse	16th June 2025: STC recommended approval.	23 rd July 2025: SDC Granted, 3 conditions.
25/01252/HOUSE	Holly Cottage, Blackhall Lane – Wildernesse	30th June 2025: STC recommended approval, 1 condition.	4 th August 2025: SDC Granted, 3 conditions.
25/01306/LBCALT	2 Kippington House, 126 Kippington Road – Kippington	16th June 2025: STC recommended approval, 1 condition.	24 th July 2025: SDC Granted 3 conditions.
25/01387/MMA	Brightstone, 6 Quakers Hall Lane – Eastern	16th June 2025: STC recommended approval.	23 rd July 2025: SDC Granted, 4 conditions.
25/01415/MMA	Chance Cottage, 104 Oakhill Road – Kippington	16th June 2025: STC recommended refusal <u>unless</u> , 1 condition. (Planning Officer satisfied that there will be no loss of amenity from dominance or overlooking)	4 th August 2025: SDC Granted , 11 conditions. (Officer confirmed there will not be significant harm)
25/01419/HOUSE	71 Wickenden Road – Eastern	16th June 2025: STC recommended approval, 1 condition.	24 th July 2025: SDC Granted, 3 conditions.
25/01573/HOUSE	11 Croft Way – Kippington	30th June 2025: STC recommended approval, 1 condition.	30 th July 2025: SDC Granted, 3 conditions.

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Planning Applications to be Considered

Planning Applications received to be considered on 11 August 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	25/01499/HOUSE	Abbey Aslett 20/08/2025	Cllr Ancrum	Elizabeth Nixon Interiors
Case Officer				
Applicant		House Name	Road	Locality
Mrs P Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				30/07/25
25/01499/HOUSE - Amended plan				
Hip to gable loft conversion, with a rear dormer. Installation of 3 roof lights with alteration to fenestration.				
A summary of the main changes are set out below:				
Description amended to better reflect the works proposed on the plans.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWXGMLBKGQ700			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01591/FUL	Samantha Yates 18/08/2025	Cllr Gustard	DMP
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		1-4 Colt Bungalows, West Heath	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				28/07/25
Change of use of 4 no. colt buildings from boarding houses (C1) to Classrooms (F1) and internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SXFZA5BKGXW00			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/01686/FUL	Christopher Park 13/08/2025	Cllr Ancrum	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Palmer		Land Rear of	18 Bayham Road	Eastern
Town		County	Post Code	Application date
				23/07/25
Subdivide the site. Demolition of garage, gates and fence on Serpentine Road. Construct a new 3 bedroom dwelling with roof lights and rear dormer, new permeable drive, new walls, gates and fences. EV charging point. Hard and soft landscaping. Bicycle Store. Photo Voltaic panels on roof.				
//Additional consultation letter received 24/07/2025 with the following amendment:				
We have now received existing elevation drawings of the gate and fence located at the garage. We have also updated the address to remove "land rear of" from the address and added demolition of gates and fence to the description.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY0CNFBKH4200			

Planning Applications to be Considered

Planning Applications received to be considered on 11 August 2025

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01811/HOUSE	Stephanie Payne 12/08/2025	Cllr Daniell	Mr R Garland Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Matson		Timbers	65 Oakhill Road	Kippington
Town		County	Post Code	Application date
				22/07/25
Demolition of two outbuildings, construction of single storey side extension and two storey garage to front of house. Rooflights and Landscaping and infill fence and gate. Alterations to driveway, new access drive including closing existing access drive and crossover.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYIVP0BKHCM00				

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01855/HOUSE	Summer Aucoin 20/08/2025	Cllr Granville	EK Planning Ltd
Case Officer				
Applicant		House Name	Road	Locality
Ms J Coode		Scotsgrove	South Park	Town
Town		County	Post Code	Application date
				30/07/25
Conversion of garage to gym and games room with rooflights. External alterations to landscaping and fenestration.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYS4HFBKHG900				

6	Plan Number	Planning officer	Town Councillor	Agent
	25/01938/HOUSE	Summer Aucoin 21/08/2025	Cllr Skinner	MSD Architects
Case Officer				
Applicant		House Name	Road	Locality
Bournebee Ltd			75A Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				31/07/25
Single-storey rear extension with rooflight. Loft conversion with dormer and rooflights. Alterations to fenestration.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ6Y1TBKHOB00				

7	Plan Number	Planning officer	Town Councillor	Agent
	25/01963/HOUSE	David Bull 21/08/2025	Cllr Granville	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr And Mrs Tumkaya			1 Chestnut Lane	Town
Town		County	Post Code	Application date
				31/07/25
First floor extension, roof alterations with loft conversion. Front and rear dormers, rooflights. New front porch, new lintels and sills with alterations to fenestration, solar panels, EV charger, internal works and all other associated works.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ6Y1TBKHOB00				

Planning Applications to be Considered

Planning Applications received to be considered on 11 August 2025

[applications/applicationDetails.do?activeTab=summary&keyVal=SZECOZBKHQ500](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZECOZBKHQ500)

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02018/FUL	Abbey Aslett 18/08/2025	Cllr Camp	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr D Barratt			129 St Johns Hill	St Johns
Town		County	Post Code	Application date
				28/07/25
External alterations to building to remove existing shopfront and installation of new ground floor fenestration and boundary enclosure.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZLR4YBKHU400			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02047/HOUSE	Christopher Park 26/08/2025	Cllr Skinner	Crofton Design Services Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Friend		Cogarra	22 Vine Avenue	St Johns
Town		County	Post Code	Application date
				04/08/25
Demolition of existing store room and loggia and construction of a single storey rear extension, garage conversion, part front extension with new open porch. Loft conversion with front, side and rear dormers. Alterations to fenestration and roof lights. Relocate manholes, alterations to path and elevation changes, larger driveway with new dropped kerb.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZT60YBKHWF00			

10	Plan Number	Planning officer	Town Councillor	Agent
	25/02074/MMA	Samantha Yates 21/08/2025	Cllr Daniell	Andrew Wells Planning & Desig
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Barry		Garnetts	Grassy Lane	Kippington
Town		County	Post Code	Application date
				31/07/25
Amendment to 24/02149/CONVAR to erect an outbuilding within the rear garden with path leading from the house.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZV0L3BKHXM00			