



16th September 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 22nd September 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/Q40hslnc874> 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

| | |
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| 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 5-26) To receive and agree the minutes from the Planning Committee Meeting held on 8th September 2025. |
| 5 | SEVENOAKS ADULT EDUCATION CENTRE EXPIRY OF MORATORIUM (Page 27) To receive notice that the Sevenoaks Adult Education Centre (Hatton House) has been listed on the open market by Kent County Council, following conclusion of the six month moratorium period initiated by the Town Council's Expression of Interest. (Report attached) |
| 6 | WEST KENT HOUSING ASSOCIATION PUBLIC CONSULTATION ON PROPOSED GREATNESS LANE REGENERATION (Pages 29-31) a) To receive notice that West Kent Housing Association is consulting on its emerging proposals to redevelop 33-47 Mill Lane flats, Abacus warehouse and surrounding garages into 29 new affordable homes. b) To note that all documents relevant to the consultation, including supporting documents and opportunity to comment, are available to view via the following webpage: https://www.westkent.org/find-a-home/greatness-lane-sevenoaks c) To receive copy of the consultation questions and to agree whether the Town Council submit a formal response, with the deadline being 26th September 2025. |

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| 7 | <p>SEVENOAKS DISTRICT COUNCIL LOCAL PLAN UPDATE AND NEW PROPOSED DEVELOPMENT SITES</p> <p>a) To receive notice that Sevenoaks District Council has published draft proposals for its Emerging Local Plan - including potential development sites identified via its recent Call for Sites - for approval of its Development and Infrastructure Advisory Committee on 23rd September 2025. This includes proposed consultation dates of 23rd October 2025 to 11th December 2025, when opportunity to comment on the proposals will be launched.</p> <p>b) To note that further details are available on the District Council's website.</p> |
| 8 | <p>PLANNING APPLICATIONS (Pages 33-36)</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 15th September 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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Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 08 September 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/Sc7s2VgXQn0>

Meeting commenced: 19:00

Meeting Concluded: 20:59

Present:

Committee Members

Quorum minimum of six members

| | | | |
|-------------------------------|------------------------|-------------------------------|---------------------------|
| Cllr Ancrum | Present | Cllr Layne | Absent |
| Cllr Camp – Chair | Apologies | Cllr Michaelides | Present |
| Cllr Dr Canet | Present | Cllr O’Hara | Apologies |
| Cllr Clayton – Mayor | Present | Cllr Shea – Leader | Present |
| Cllr Daniell – Deputy Leader | Present | Cllr Skinner OBE – Vice Chair | Present |
| Cllr Dr Dixon | Present | Cllr Varley | Apologies |
| Cllr Granville – Deputy Mayor | Apologies | Cllr Willis | Present, Arrived at 20:37 |
| Cllr Gustard | Present, Left at 20:34 | Cllr Wightman | Present |

Also in attendance:

Town Clerk
Planning Committee Clerk
Representatives from Croudace Homes, Woold Bond and Cavendish
10 Members of the Public
Cllr Varley (As a Member of the Public)

In the absence of the Chair, Cllr Skinner as Vice Chair chaired the meeting.

Prior to the commencement of the meeting, a presentation was received from Croudace Homes on revised proposals to develop land off Brittain's Lane. This ran for 20 minutes, followed by a Q & A session of 10 minutes from Councillors.

A copy of the presentation slides are attached as an Appendix to the Minutes.

PUBLIC QUESTION TIME

The following questions were raised by Members of the Public in attendance:

| Comments / Questions | Response |
|--|--|
| Query as to the definition and legal requirements for “sustainability” in housing development, in response to Croudace Homes’ reporting that the proposed development at Land at Brittain's Lane would be sustainable. | <p><u>During the meeting:</u> Details on Croudace Homes’ proposals, including sustainability aren’t known at this stage. The National Planning Policy Framework Paragraph 7 would have a definition and requirements for sustainable development.</p> <p><u>Additional information sourced after the meeting:</u> Paragraph 7 of the NPPF states that “at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”. It expands on this by stating that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs</p> |

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| | <p>of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”</p> <p>In more common terms, sustainability could therefore encompass a wide range of things – meeting the existing housing needs e.g. more family homes versus smaller units, to providing energy efficient features such as solar panels, EV charging points, to delivering ecological improvements such as biodiversity net gain and sustainable drainage, to supporting active travel infrastructure such as bike racks, walking and cycling routes, and to providing supporting infrastructure such as new open spaces and contributions to healthcare, education etc.</p> |
| <p>Query as to whether improvements such as widening of Brittain's Lane were part of the previous proposals from 2021, and whether this would likely be carried over or could be introduced to the new scheme.</p> | <p>Details on this were not known – however the Planning Committee Clerk advised that, if such improvements <i>had</i> been agreed, this likely would have been via the Section 106 agreement which had been signed as part of the Appeal proceedings in 2023 by Croudace Homes, Sevenoaks District Council and Kent County Council. It was clarified that a Section 106 is a legal agreement securing financial or infrastructure contributions to offset the impact of a development. This had been prepared to account for the possibility of the Appeal being Allowed by the Inspector and is available to view on the District Council's Appeal Portal. Such documents usually include financial contributions towards services such as Adult Social Care, Affordable Housing, Education.</p> <p>It was further clarified however that, should the newly proposed scheme be Granted planning permission either by the District Council or at Appeal, it would be subject to a new Section 106 agreement. While the previous agreement could be used to understand what kind of provisions <i>may</i> be included in a future agreement, it would not be legally binding.</p> <p><u>Additional information sourced after the meeting:</u> The aforementioned Section 106 agreement can be viewed via the following link, under the document titled “ID 50 – S106 – AGREED AND DATED” https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=RJBM4XBK0MR00</p> |

311 - APOLOGIES FOR ABSENCE

As above.

312 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

313 - DECLARATIONS OF INTEREST

a) Three representations were received and forwarded to all Councillors, objecting to the following application:

- [Plan no. 9] 25/02158/FUL – Knole Field, Blackhall Lane

b) It was noted that Cllr Varley was in attendance as a Member of the Public, due to his having a disclosable pecuniary interest in the proposals presented by Croudace Homes for

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Land at Brittain's Lane. This interest arose from his former membership of the Brittain's Lane Association, which had secured legal representation to appear as a Rule 6 Party at the Public Inquiry when the previous application was considered at Appeal. He did not take part in any discussions or voting throughout the meeting.

314 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting on 26th August 2025.

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

315 - CROUDACE HOMES' REVISED PROPOSALS FOR LAND AT BRITTAINS LANE

- a) The Committee received notice that Croudace Homes is consulting on its revised proposals to develop the site known as Land at Brittain's Lane, which was subject to a previous outline planning application under the Planning Portal reference [21/04236/OUT](#).
- b) It was noted that full details of the consultation could be found via the following link, and that the deadline to provide comment is 16th September 2025:
<https://sevenoaks.croudaceconsultation.co.uk/>
- c) Councillors considered that a formal response could not be made at this time due to the quantity of unknown details and impact assessments. Concern was further raised that the Town Council could be considered as predetermined in the case of a formal planning application should it respond to the consultation. The implications of this could prevent the Town Council from being able to make formal representation.
- d) It was noted that Councillors could respond to the consultation as individuals, however the Town Clerk recommended that they consult with the District Council's Monitoring Officer before doing so, in order to seek guidance on whether this too could risk their predetermination.
- e) It was **RESOLVED** that the Town Council withhold submitting an official response until a formal and evidenced planning application has been validated and consulted on by the District Council.

316 - EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON

- a) The Committee received reminder that Kent County Council has requested an informal understanding in lieu of a legal agreement or deed of easement, to permit the East to West cycling route to travel via Brittain's Common.

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b) The Committee received and noted a report collating legal advice from both Kent County Council's Senior Solicitor and from the Town Council's own solicitor, Warners Solicitors on the most appropriate action.

c) Councillors expressed concern that an informal understanding securing the route's maintenance by Kent County Council would not bind any future authority inheriting its responsibilities and assets. Given the upcoming Local Government Reorganisation and eventual Devolution of the County Council into several Unitaries, this was considered an unacceptable risk.

d) It was **RESOLVED** that the Town Council decline Kent County Council's request for an informal understanding to permit the East to West cycle route across Brittain's Common, and reiterate its requirement for a formal agreement on the above grounds.

317 - EAST TO WEST CYCLING ROUTE - NOTICE OF PLANNED LAUNCH

a) The Committee received notice that Sevenoaks District Council is planning to hold an opening cycle event to formally launch the East to West Walking, Wheeling and Cycling route which is currently under construction. It was noted that this was expected to take place on Saturday 11th October 2025, and that full details would be forwarded to Councillors once confirmed.

b) Cllr Clayton noted his concern that an opening event is being organised prior to the route's completion, and without safe access having been secured into Trinity School. He reported that the School's Business Manager had advised that Trinity School could not promote the route until this had been secured, and therefore recommended that Kent County Council contact the School directly to address this.

318 - REQUEST TO KENT COUNTY COUNCIL REGARDING 20MPH SPEED INDICATOR DEVICES

a) The Committee received and discussed a request from Cllr Clayton, for Sevenoaks Town Council to lobby the new Kent Highways and Transport Cabinet Member, Councillor Peter Osborne for a reconsideration of Kent County Council's policy against allowing Speed Indicator Devices (SID) or Vehicle Activated Signs (VAS) on 20mph roads.

b) Cllr Clayton summarised the history of this request, which had been refused in the past by Kent County Council Officers on the grounds that SIDs are not sensitive enough to operate on 20mph roads, and that 20mph speed limits should be self-enforcing. He reiterated his stance that SIDs are not intended for enforcement measures, but as an awareness tool for improving compliance.

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c) It was **RESOLVED** that the Town Council write to KCC Councillor Peter Osborne, requesting that he support introduction of 20mph Speed Indicator Devices and Vehicle Activated Signs and raise the request at a future Cabinet meeting.

319 - KENT COUNTY COUNCIL CONSULTATION ON CLAIMED FOOTPATH FROM POUND LANE TO DARTFORD ROAD

a) The Committee received notice that Kent County Council is seeking evidence to support or negate an application for a public footpath between Pound Lane and Dartford Road to be recorded on the Definitive Map and Statement of Public Rights of Way, on the grounds of prolonged public use.

b) A plan of the claimed route and an extract of the Network Copy of the Definitive map for context was noted.

c) Cllr Clayton and Cllr Dr Canet both reported their prolonged personal use of the route. Due to the nature of the evidence being from Councillors' personal experience, it was considered more appropriate for this to be submitted by them independent of the Committee.

320 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee received and noted details and plans for the new addresses related to the 107 self-contained flats and three ground floor commercial units currently being built at the site of 136 High Street. It was noted that new addresses had been confirmed as follows:

- 1-36 Chandlers Place
- 1-71 Charltons Yard, Suffolk Way
- 136, 136a and 136b, High Street

321 - 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 between the two weeks ending 1st September 2025.

322 - PLANNING APPLICATIONS

a) Minute Item 322b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after Agenda Item 5. This as per Standing

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Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

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

- **[Plan no. 9] 25/02158/FUL – Knole Field, Blackhall Lane (FOR)**

c) The Committee considered planning applications received during the two weeks ending 1st September 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

323 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed

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Chair

Dated

Planning Applications Considered

Applications considered on 8-9-25

| 1 | Plan Number | Planning officer | Town Councillor | Agent |
|---------------------------|--------------|----------------------------|------------------|---|
| | 25/00104/FUL | Stephanie Payne 16/09/2025 | Cllr Gustard | Black Elephant Architectur Design Studio |
| Applicant | House Name | Road | Locality | |
| XLX Sevenoaks Ltd (Gould) | Greensands | Oak Lane | Kippington | |
| Town | County | Post Code | Application date | |
| | | | 26/08/25 | |

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:

A revised ownership certificate A has been submitted.

Comment

Sevenoaks Town Council reiterated its previous recommendation for 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 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.

Planning Applications Considered

Applications considered on 8-9-25

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.

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|------------------------------|-------------------------------|---------------------------|-------------------------|--------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 25/00967/OUT | Ashley Bidwell 10/09/2025 | Cllr Daniell | DHA Planning |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| The Police & Crime Commissio | Land North East of Magistrate | Morewood Close | Kippington | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 19/08/25 | |

25/00967/OUT - REVALIDATED plan

Outline planning application for the erection of up to 28 dwellings plus access with matters relating to layout, scale, appearance and landscaping reserved.

A summary of the main changes are set out below:

Revised Flood Risk Assessment received 6th August 2025.

Comment

Sevenoaks Town Council recommended refusal unless:

- The Planning Officer is satisfied about the bulk and massing, given the misleading plans
- That the height of the apartment buildings do not exceed 4 storeys, in order to be consistent with surrounding buildings
- The Planning Officer is satisfied that there is no loss of amenity to neighbouring properties and
- Provided 40% affordable housing is secured, as required by Core Strategy Policy SP3 and Sevenoaks Town Neighbourhood Plan Policy D3.

Informative:

Sevenoaks Town Council advised that the floor plan drawings require updating in order to accurately reflect the proposed number of dwellings.

Planning Applications Considered

Applications considered on 8-9-25

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|---------------------|---------------------|-----------------------------|-------------------------|-------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 25/01030/FUL | Christopher Park 12/09/2025 | Cllr Daniell | Offset Architects |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr & Mrs Lissauskas | Greenhills | 12 Oakhill Road | Kippington | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 21/08/25 | |

25/01030/FUL - REVALIDATED plan

Demolition of existing building, garage and shed. Replacement with new 5 bedroom dwelling. Solar panels and x 2 Air Source Heat Pumps. New garage with studio and outbuilding with relocated driveway access with associated landscaping.

A summary of the main changes are set out below:

Drawings and survey report received 19.8.25.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposals constitute overdevelopment, with the building line, size, bulk and massing considered to be inappropriate and out of keeping with the neighbourhood and streetscene and contrary to guidance in the Residential Character Area Assessment,
- The loss of mature trees without proposed replacement would be both detrimental to the character area, as well as contrary to Policy L4 of the Sevenoaks Town Neighbourhood Plan and as guidance in the Residential Character Area Assessment,
- The extensive hard landscaping will have an unacceptable impact on surface water run-off, with no mitigation measures or porous surfacing proposed
- Failure to deliver 10% Biodiversity Net Gain, as required in the Sevenoaks Town Neighbourhood Plan, or any ecological enhancements to offset the impact of the development, additional hard landscaping and loss of trees and soft landscaping.

If the Planning Officer is minded to approve then a condition of obscured windows on the north elevation should be included.

Planning Applications Considered

Applications considered on 8-9-25

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|------------------|--------------------|----------------------------|-------------------------|--------------------------|
| 4 | Plan Number | Planning officer | Town Councillor | Agent |
| | 25/01825/MMA | Stephanie Payne 16/09/2025 | Cllr Dr Dixon | Robinson Escott Planning |
| Applicant | House Name | Road | Locality | |
| S Beale | | 9A Mount Harry Road | St Johns | |
| Town | County | Post Code | Application date | |
| | | | 21/08/25 | |

Amendment to 24/03208/FUL to adjust siting dwelling 500mm north of approved location. Extension of single storey utility room to incorporate a bike store with own access. Creation of loft conversion to be served by rear dormer and two rooflights with height of approved dwelling modestly increased by 230mm. Change first floor rear window to Juliet balcony and windows to serve bedroom. Provision of single window on either side of front door (ground floor level). Change window design on front gable (ground and first floor). Repositioning of side facing dormer on northern flank elevation (to serve dressing room). Minor internal changes. alteration to fenestration.

//Additional consultation with amendments received 26/08/2025 with the following changes:

The application form, design and access statement and proposed description has been altered to also include a slight increase in height as one of the amendments.//

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer agrees that the increase in ridge height and addition of dormer windows does not create an overbearing building in this locale.

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|-------------------|--------------------|---------------------------|-------------------------|-------------------------|
| 5 | Plan Number | Planning officer | Town Councillor | Agent |
| | 25/01931/CONVAR | Samantha Yates 10/09/2025 | Cllr Granville | Lowe Design & Project M |
| Applicant | House Name | Road | Locality | |
| Mr & Mrs Dittrich | Tylers | St Nicholas Drive | Town | |
| Town | County | Post Code | Application date | |
| | | | 19/08/25 | |

Removal of condition 6 (windows) of 25/00203/FUL - Replacement dwelling with double garage, alteration driveway and retaining walls. Landscaping with amendment with the restriction on the ground floor windows on west elevations and heights of roof windows on the east and west elevations.

Comment

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

Sevenoaks Town Council recommended refusal unless the Planning Officer is content that overlooking will not arise by virtue of removing this condition.

Informative:

The Town Council advised that it would be useful in applications where overlooking is an issue if sections including adjacent building were included.

Planning Applications Considered

Applications considered on 8-9-25

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| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 25/02076/HOUSE | Christopher Park 17/09/2025 | Cllr Gustard | OPEN Architecture |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr N Dalton | | | 11 Brattle Wood | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 27/08/25 |
| Single storey rear extension with roof lantern | | | | |

Comment

Sevenoaks Town Council recommended approval.

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|--|--------------------|---------------------------|------------------------|-------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 25/02147/FUL | Samantha Yates 10/09/2025 | Cllr Dr Dixon | Maple Planning & Develo |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Bradbourne Development Ltd | | | 2A Bradbourne Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 19/08/25 |
| Proposed external alterations to commercial premises, including partial demolition of flat roofed area to rear, and changes to fenestration including rooflights. | | | | |

Comment

Sevenoaks Town Council recommended approval.

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|--|--------------------|--------------------------|------------------------|-------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 25/02156/HOUSE | Summer Aucoin 11/09/2025 | Cllr Wightman | Nadia Ledger Architects |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| M Foresti | | Aspley Guise | Woodland Rise | Wilderness |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/08/25 |
| Conversion of existing garage to a utility and shower room, internal alterations. Demolition of rear of garage. Erection of single storey rear extension to extend existing snug. Creation of new paved terrace area at rear. | | | | |

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-9-25

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| 9 | <i>Plan Number</i> 25/02158/FUL | <i>Planning officer</i> Summer Aucoin 12/09/2025 | <i>Town Councillor</i> Cllr Clayton | <i>Agent</i> Willow Town And Country Planning Ltd |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr & Mrs Hogg | Knole Field | Blackhall Lane | Eastern | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 21/08/25 | |
| Demolition of existing dwelling and outbuildings, erection of replacement dwelling, replacement garage with ancillary accommodation, garden pavilion/pool house with green roof and plunge pool. Sunken seating area. Associated landscaping. New permeable driveway with additional parking and new entrance gates. | | | | |

Comment

Although satisfied with the size and design of the new house, Sevenoaks Town Council recommended refusal on the grounds of concerns of overlooking from the second floor bathroom window and dominating impact of the proposed garage.

Informative:

The Town Council advised that, should the proposal be amended for reconsultation, it would expect the overlooking and garage issues to have been addressed, as well as an appraisal provided by the Conservation Officer with regards to any impact on the Wildernesse Conservation Area and on the neighbouring Grade II Listed house.

| | | | | |
|---|---|--|---|----------------------------------|
| 10 | <i>Plan Number</i> 25/02221/HOUSE | <i>Planning officer</i> Christopher Park 13/09/2025 | <i>Town Councillor</i> Cllr Dr Canet | <i>Agent</i> Harringtons 2006 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr & Mrs Cook | | 39 The Moor Road | Northern | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 22/08/25 | |
| Demolition of roofed structure around raised rear patio, to be replaced by single-storey extension with rooflights. New dropped kerb, removal of front boundary wall and fence, and new parking area to front. | | | | |

Comment

Sevenoaks Town Council recommended approval.

Informative:

The Town Council requested that Kent County Council be consulted on any highway safety impact of the dropped kerb being located so close to a road bend.

| | | | | |
|---|---|---|---------------------------------------|---------------------------------------|
| 11 | <i>Plan Number</i> 25/02230/HOUSE | <i>Planning officer</i> Stephanie Payne 11/09/2025 | <i>Town Councillor</i> Cllr Ancrum | <i>Agent</i> Sutton Architects Ltd |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr & Mrs Tindal | | 11 Knole Road | Eastern | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 20/08/25 | |
| Single-storey side extension with rooflights | | | | |

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer being satisfied that the built form does not result in significant loss of amenity to neighbours.

Planning Applications Considered

Applications considered on 8-9-25

| | | | | |
|-----------------------|------------------------|---------------------------|-------------------------|-------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 25/02254/LBCALT | Samantha Yates 16/09/2025 | Cllr Clayton | Stephen Langer Associat |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| R Greene and V Hooker | Kent Cottage | Wilderness Mount | Eastern | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 26/08/25 | |

Demolish existing single-storey side projection, to be replaced with new single-storey side extension. Internal alterations to ground, first, and second floors. Repair windows and replace two windows. Demolish existing greenhouse to be replaced with garden office building.

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that the alterations preserve and enhance this important Baillie Scott building.

DRAFT

Land at Brittains Lane

Sevenoaks



About Croudace Homes

- Croudace Homes is a well-established residential development company
- We are committed to building high-quality homes with first-class customer service
- Our strength lies in the care and attention given to the internal and external specification, for a quality finish
- Our homes are designed to enhance the local townscape
- Environmental, protecting wildlife and sustainability are key priorities for our schemes



The site

- The site is comprised of 7.3 ha of open land to the west of Brittain's Lane
- It is bound by the residential areas of Croft Way, Marlborough Crescent and Brittain's Lane as well as Great Britain's Wood
- It is sustainably located, close to Sevenoaks town centre and rail station



Site constraints plan

Our previous plans



- We previously submitted plans for up to 70 homes in 2022 that were dismissed at Appeal in 2023
- Since then, there has been significant changes to housing targets and planning regulation
- The site is now considered Grey Belt and therefore development no longer inappropriate
- We have reworked the proposal to:
 - **Reduce the number of homes**
 - **Reconfigure the site to improve its relationship with the local character and heritage assets**
 - **Retaining the key benefits of the initial proposal**
- Sevenoaks District Council has a significant and unmet need for housing across the district that this site could help sustainably address



Our amended plans



- Around 67 new homes – 50% designated as affordable
- A new central green space within the heart of the development
- The retention of existing trees and hedgerows where possible, including the woodland area, as well as the planting of new trees and creating new wildlife habitats
- The creation of a new wetland area around the natural flood plain
- A new vehicular access on Brittain's Lane
- Connecting pedestrian routes throughout the site, as well as improvements to the existing footpath to the south of the site
- Integrated use of sustainable drainage systems, including ditches and ponds



Landscape and ecology

The proposals have been designed to be landscape-led with:

- The retention and enhancement of existing trees and hedgerows
- A 20-metre buffer zone from the Ancient Woodland with new tree and wildflower planting to add to the character
- New tree and hedgerow planting throughout the site, including the western edge with the National Landscape
- New open spaces across the site for public amenity, including a central green space
- Wetland areas that provide new habitats
- Pedestrian and cycle connections to the existing open spaces and the Public Right of Way to the south
- Enhanced buffers in sensitive locations to better improve the site's relationship with the surrounding area



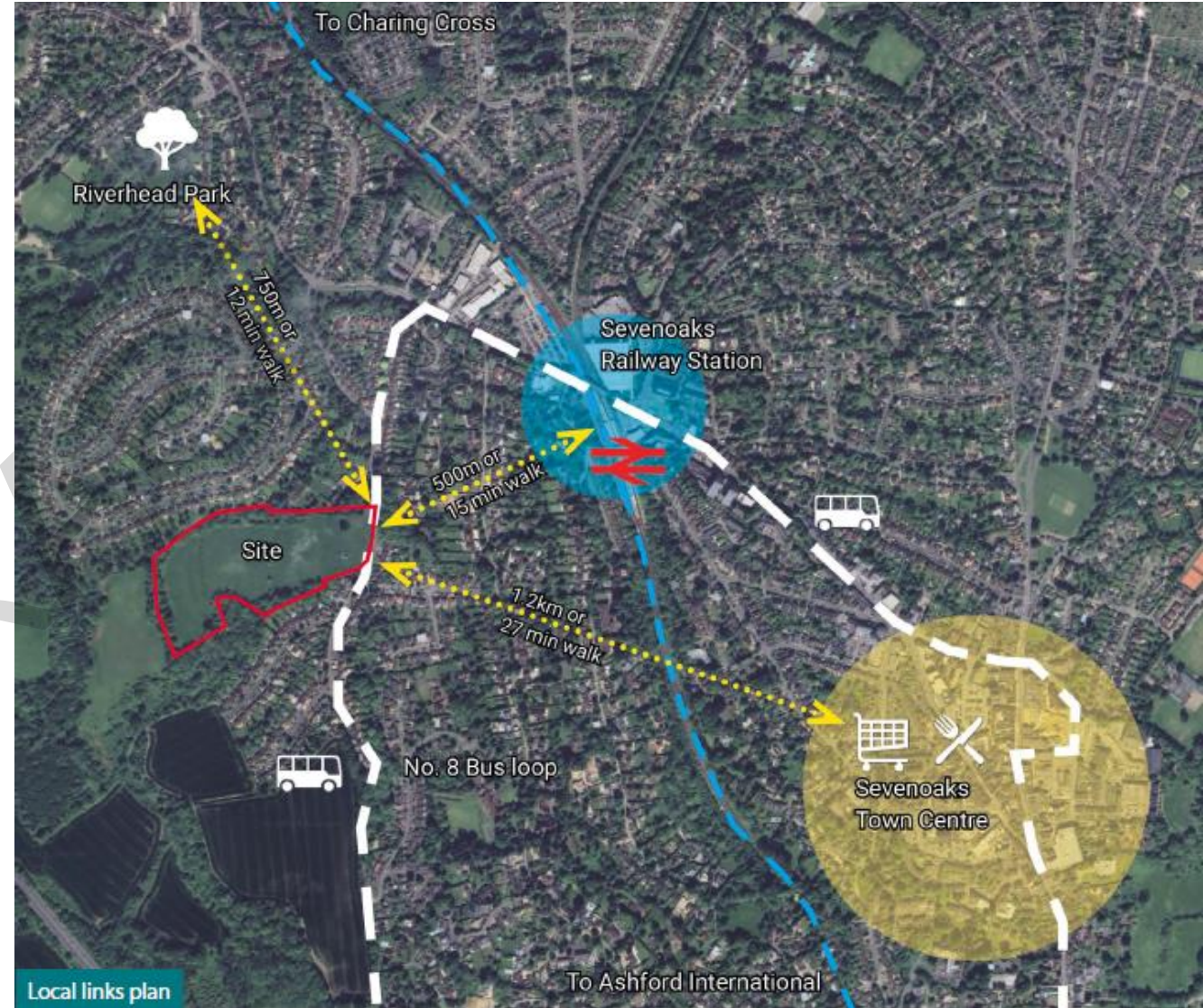
Indicative SuDS basin



Indicative natural play area

Access

- Access will be taken via a single priority junction onto Brittain's Lane
- A secondary pedestrian and cycle access is proposed from Brittain's Lane to the north of the new vehicle access, connecting with the existing network to provide links to nearby bus stops and the railway station
- Car parking will be provided in line with KCC standards, including EV charging
- Secure cycle parking throughout the development



Key Benefits



The provision of approximately 67 high quality new homes



The delivery of 50% affordable housing, which is significantly higher than Policy requirements



An enhanced relationship to the Britains Lane Conservation Area



An amended and improved layout to the previous masterplan design



Helping SDC to meet its housing targets and local people get on the housing ladder



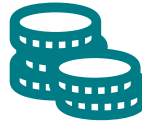
A landscape-led design, creating new public open green spaces for all to enjoy and enhancing links to the Kent Downs National Landscape (AONB)



Protecting existing habitats and the creation of new ones, including keeping and improving most of the existing trees and hedges



Investing in the local economy and creating local jobs during the construction phase



Financial contributions towards the improvement of local education and infrastructure via the s.106 agreement



Next steps

- Public consultation ongoing until 16th September 2025
- Review of feedback received in early Autumn 2025
- Submission to Sevenoaks District Council in Autumn / Winter 2025



Agenda Item 5

Sevenoaks Adult Education Centre Expiry of Moratorium

Background:

Sevenoaks Town Council successfully nominated the Sevenoaks Adult Education Centre (Hatton House) as an Asset of Community Value on 25th September 2025, on the basis that its current use furthers the social wellbeing, cultural and recreational interests of the community. It was subsequently added to the Local Planning Authority's (Sevenoaks District Council) list of registered assets under the national "Right to Bid" process.

The purpose of the Right to Bid process is to allow voluntary and community groups as well as town and parish councils an initial period of time prior to an asset's publication on the open market, to raise funds and produce a Business Plan for acquiring the asset. It does not obligate the owners to sell only to local groups of those that submit an offer, but provides a window of opportunity where endeavours to do so can be made.

Sevenoaks Town Council received notice of Kent County Council's intention to sell the Sevenoaks Adult Education Centre on 13th March 2025. An initial period of 6 weeks was initiated from this date, during which local community groups or the Town Council could submit an "Intent to Bid".

The Town Council did so on 13th March 2025, thereby triggering the further six month moratorium before the asset could be advertised on the open market.

This period has now concluded, and Kent County Council has listed Hatton House on the open market: [Sevenoaks_AEC__Marketing_Brochure.pdf](#)

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Agenda Item 4

Sevenoaks Town Council Planning & Environment Committee 22nd September 2025

West Kent Housing Association – Greatness Lane Regeneration Survey

Closing date: 26th September 2025

Section 1: Design and appearance

Q1. What colour of brick do you think would fit well with the existing neighbourhood?

- Buff
- Grey
- Red
- Multi
- Other (please specify)

Q2. Are there any local features you'd like the new homes to reflect?

Section 2: Outdoor spaces and landscaping

Q3. How would you like to see outdoor spaces used? (tick all that apply)

- ☐ Seating areas / social spaces
- ☐ Community gardens
- ☐ Green spaces / trees
- ☐ Spaces for growing
- ☐ Other (please specify)

Q4. How can we make outdoor spaces safe and welcoming for everyone?

Section 3: Your street and integration

Q5. How can the new homes blend well with existing streets?

Q6. Are there any concerns about parking, traffic, or pedestrian access?

Section 4: Sustainability and environment

Q7. Which sustainable features would you like to see? (tick all that apply)

- ☐ Solar PV panels
- ☐ Rain gardens and sustainable drainage systems (SuDs)
- ☐ Green / brown roofs
- ☐ Energy-efficient homes
- ☐ Electric vehicle charging
- ☐ Habitat creation (bird boxes, bat bricks)
- ☐ Other (please specify)

Section 5: Accessibility and safety

Q8. How can the scheme be made safe and accessible for everyone?

Section 6: Planting and landscaping preferences

Q9. What types of plants would you like to see in the landscaping? (tick all that apply)

- ☐ Native species
- ☐ Flowering plants
- ☐ Shade trees
- ☐ Drought-tolerant plants
- ☐ Fruit trees or edible plants
- ☐ Pollinator-friendly plants
- ☐ Other (please specify)

Q10. Are there any specific plants you'd love to see – or avoid?

Section 7: Design character and cultural value

Q11. Would you like to see local art and cultural elements included in landscaping design to reflect heritage?

- Yes
- No
- Not sure

Q12. What feelings should our green spaces inspire?

- Calm
- Playfulness
- Reflection
- Other (please specify)

13. Are there examples from other places you'd like us to consider?

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Planning applications to be Considered

Planning Applications received to be considered on 22nd September 2025:

| 1 | Plan Number | Planning Officer | Town Councillor | Agent |
|--|-----------------|------------------|------------------|--------------------------|
| | 25/00978/FUL | Stephanie Payne | Cllr Dr Dixon | Robinson Escott Planning |
| | Applicant | House Name | Road | Locality |
| | Sevenoaks Plans | Land Rear of | 26 St James Road | St Johns |
| Amended Plan Description: 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: Some structural and foundation details have been provided. Additional BNG clarification has been submitted. //Additional amendment received 8 th September 2025 with the following description: Structural information with some extra tree clarification has been provided.// https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SU3LY6BKFLU00 | | | | |

| 2 | Plan Number | Planning Officer | Town Councillor | Agent |
|--|------------------------|------------------|-------------------|---------------------------|
| | 25/01445/REM | Nicola Furlonger | Cllr Shea | David Lock Associates |
| | Applicant | House Name | Road | Locality |
| | Tarmac Trading Limited | Sevenoaks Quarry | Bat and Ball Road | Seal (Adjoining Northern) |
| Description: Reserved matters application for the approval of access, appearance, landscaping, layout and scale in respect of the 'Barn Area' pursuant to planning permission 22/00512/OUT - An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House, reuse or demolition and replacement of barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved. //Additional amendment letter received 12 th September 2025 with the following description: Proposal description amended for clarity noise assessment report updated.// https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWMCIEBKGN00 | | | | |

Planning applications to be Considered

Planning Applications received to be considered on 22nd September 2025:

| 3 | Plan Number | Planning Officer | Town Councillor | Agent |
|--|----------------|------------------|-------------------|-----------------------------|
| | 25/01785/FUL | Christopher Park | Cllr Camp | Coleman Anderson Architects |
| | Applicant | House Name | Road | Locality |
| | Mr & Mrs Munns | South Craig | 6 Kinncraig Drive | St Johns |
| Description: Replacement dwelling with patio area. Solar panels to roof. Roof lights to west elevation roof and extension. Hard and soft landscaping including a new parking layout. Bin store. Fencing and gate. //Additional amendment letter received 12 th September 2025 with the following description: The proposed plans are now viewable.// https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYH006BKHAV00 | | | | |

| 4 | Plan Number | Planning Officer | Town Councillor | Agent |
|--|----------------|------------------|-----------------|-----------------------------|
| | 25/02033/HOUSE | Abbey Aslett | Cllr Daniell | Coleman Anderson Architects |
| | Applicant | House Name | Road | Locality |
| | Mr & Mrs Stamp | Faircrouch | 22 Oakhill Road | Kippington |
| Description: Demolition of existing rear extension and conservatory and erection of new single-storey rear extension with rooflights and canopy with associated hardscaping. Garage conversion and first floor side extension. Alterations to fenestration. Loft conversion with dormer windows and rooflights. Erection of new garage with rooflights. Associated landscaping. https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZRB9OBKHVB00 | | | | |

| 5 | Plan Number | Planning Officer | Town Councillor | Agent |
|--|---------------|------------------|-----------------|--------------------------------------|
| | 25/02158/FUL | Summer Aucoin | Cllr Wightman | Willow Town and Country Planning Ltd |
| | Applicant | House Name | Road | Locality |
| | Mr & Mrs Hogg | Knole Field | Blackhall Lane | Wilderness |
| Amended plan Description: Demolition of existing dwelling and outbuildings, erection of replacement dwelling, replacement garage with ancillary accommodation, garden pavilion/pool house with green roof and plunge pool. Sunken seating area. Associated landscaping. New permeable driveway with additional parking and new entrance gates. A summary of the main changes are set out below: | | | | |

Planning applications to be Considered

Planning Applications received to be considered on 22nd September 2025:

The planning agent has provided an updated Tree Survey & Arboricultural Impact Assessment, and provided further elevational plans.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T09U31BK13R00>

| 6 | Plan Number | Planning Officer | Town Councillor | Agent |
|---|----------------|------------------|-----------------|------------|
| | 25/02166/HOUSE | Christopher Park | Cllr Daniell | LDR Design |
| | Applicant | House Name | Road | Locality |
| | R Phipps | | 49 The Rise | Kippington |
| Description: Replace existing pitched roof of garage and canopy with new flat roof. Replace tile hanging with render including the introduction of stop bell drips. Replace single front door with new double door. | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0BOI3BK14K00 | | | | |

| 7 | Plan Number | Planning Officer | Town Councillor | Agent |
|--|-----------------------|------------------|------------------|-----------------------------------|
| | 25/02253/HOUSE | Samantha Yates | Cllr Clayton | Stephen Langer Associated Limited |
| | Applicant | House Name | Road | Locality |
| | R Greene and V Hooker | Kent Cottage | Wilderness Mount | Eastern |
| Description: Demolish existing single-storey side projection, to be replaced with new single-storey side extension. Internal alterations to ground, first, and second floors. Repair windows and replace two windows. Demolish existing greenhouse to be replaced with garden office building. | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0ONHUBKI9S00 | | | | |

| 8 | Plan Number | Planning Officer | Town Councillor | Agent |
|---|----------------|------------------|-------------------|--------------------------|
| | 25/02299/HOUSE | Summer Aucoin | Cllr Clayton | Baxtian Construction Ltd |
| | Applicant | House Name | Road | Locality |
| | Ms K Neame | | 2 Holmesdale Road | Eastern |
| Description: Demolition of existing single storey rear extension and construction of a replacement single storey rear extension with roof lantern. | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0XWKOBKIDE00 | | | | |

| 9 | Plan Number | Planning Officer | Town Councillor | Agent |
|---|----------------|------------------|-----------------|-----------------|
| | 25/02332/HOUSE | Summer Aucoin | Cllr Dr Dixon | Resi Design Ltd |

Planning applications to be Considered

Planning Applications received to be considered on 22nd September 2025:

| Applicant | House Name | Road | Locality |
|---|------------|----------------|----------|
| T Bond | | 69 Camden Road | St Johns |
| Description: Ground floor side/rear infill extension with internal alterations and rooflights. | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T11LXLBKIFI00 | | | |

| 10 | Plan Number | Planning Officer | Town Councillor | Agent |
|---|-------------------|------------------|----------------------------|--------------------------|
| | 25/02368/FUL | Samantha Yates | Cllr Dr Dixon | Robinson Escott Planning |
| | Applicant | House Name | Road | Locality |
| | Portman Homes Ltd | | 73-75 Bradbourne Park Road | St Johns |
| Description: Erection of 5 dwellings, hard and soft landscaping including access and parking for 10 cars. Sheds for each property. Package pumping stations and Attenuation tank. | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1AVDZBKII000 | | | | |

| 11 | Plan Number | Planning Officer | Town Councillor | Agent |
|---|--------------------|------------------|--------------------|------------|
| | 25/02421/HOUSE | Abbey Aslett | Cllr Camp | LPR Design |
| | Applicant | House Name | Road | Locality |
| | Mr P & S Glanfield | Firtrees | 26 St Georges Road | St Johns |
| Description: Proposed two storey front extension. Single storey rear extension. Internal alterations. | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1LZB6BKIMI00 | | | | |

| 12 | Plan Number | Planning Officer | Town Councillor | Agent |
|---|----------------|------------------|-----------------|--------------------------|
| | 25/02425/HOUSE | Christopher Park | Cllr Gustard | Robinson Escott Planning |
| | Applicant | House Name | Road | Locality |
| | Y Corp | | 55 Oakhill Road | Kippington |
| Description: The erection of a two storey front and side extension. Conversion of loft into a habitable space. Alterations to the internal layout and external fenestration. | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1LZDABKIMQ00 | | | | |