



Tuesday 14th October 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 20th October 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/KAaDwlcW55c> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request.

Members of the public wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a Statutory Consultee to the Local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, please [click here](#).

Town Clerk

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Committee Members – Quorum minimum of six members

Cllr Libby Ancrum	Cllr Sally Layne
Cllr Sue Camp (Chair)	Cllr Lise Michaelides
Cllr Dr Marilyn Canet	Cllr Lionel O'Hara
Cllr Tony Clayton – Mayor	Cllr Claire Shea – Leader
Cllr Catherine Daniell – Deputy Leader	Cllr David Skinner OBE (Vice Chair)
Cllr Dr Peter Dixon	Cllr Nicholas Varley
Cllr Victoria Granville – Deputy Mayor	Cllr Gareth Willis
Cllr Chloe Gustard	Cllr Nigel Wightman

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

1	APOLOGIES FOR ABSENCE To receive and note apologies for absence from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 33 of the Localism Act 2011.
3	DECLARATIONS OF INTEREST To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.
4	MINUTES (Pages 5-13) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 6th October 2025.
5	HOLLYBUSH RECREATION GROUND - COMMUNITY ASSET NOMINATION RESULTS (Pages 15-17) a) To receive notice that the Town Council's nomination for Hollybush Recreation Ground - including related assets and nearby Knole-access field - to be registered as an Asset of Community Value has been part-successful, with the exclusion of the below parcels. • The upper bowling green; • The District Council depot; • The eastern parcel of land lying to the west of Seal Hollow Road; and • The area of land to the rear of 9-12 The Paddocks b) To note that the Town Council submitted an evidenced argument in support of the four parcels' inclusion on 7th October 2025, however the District Council has nevertheless concluded that they still do not meet the required criteria - this being that the asset currently (or in the recent part) furthers the mental wellbeing or social, sporting or recreational interests of the local community. c) To note that there is a right to request a review of the Council's decision, with the deadline to do so being 8th December 2025.

6	SEVENOAKS DISTRICT COUNCIL UPCOMING CONSULTATION ON DRAFT LOCAL PLAN a) To receive reminder that Sevenoaks District Council is due to launch a Regulation 18 public consultation on its revised draft Local Plan on 23rd October 2025 - to close on 11th December 2025. This will include updated housing proposals following its latest Call for Sites. b) To note that all documents relevant to the consultation, including supporting documents and opportunity to comment, will be available to view via the following webpage: https://www.sevenoaks.gov.uk/info/20069128/emerging_local_plan/861/local_plan_consultation_october_to_december_2025
7	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 19-21) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the six weeks ending 13th October 2025.
8	PLANNING APPLICATIONS (Pages 23-26) 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. 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. b) The meeting will be reconvened to consider planning applications received during the two weeks ending 13th October 2025.
9	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

[Page deliberately left blank]

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 06 October 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/MivJ281pNWM>

Meeting commenced: 19:00

Meeting Concluded: 19:55

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
SDC Cllr Purves
2 Members of the Public

In the absence of both the Chair and Vice Chair, Cllr Clayton as Mayor chaired the meeting.

PUBLIC QUESTION TIME

Prior to the meeting, Sevenoaks District Councillor, Cllr Elizabeth Purves addressed the Committee and requested that the Town Council consider installing illuminated entrance signs to its access from Bradbourne Vale Road, in order to help motorists locate it in the dark. Councillor Clayton agreed that this was a sensible suggestion and agreed to pass this on to the Town Council to investigate.

387 - APOLOGIES FOR ABSENCE

As above.

388 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

389 - DECLARATIONS OF INTEREST

None.

Sevenoaks Town Council

390 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 22nd September 2025, with note that these had been revised since their original circulation on 23rd September to correct the following:

- Updated page numbers
- Corrected resolution for West Kent Housing Association Public Consultation Comments (Minute Number 354c)
- Clarification of original recommendation for refusal of the planning application referenced 25/02158/FUL: Knole Field, Blackhall Lane which was LOST AT THE VOTE and overturned by a recommendation for approval (Minute Number 356b, Plan no. 5)

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

391 - UPDATE ON COMMUNITY ASSETS NOMINATED BY SEVENOAKS TOWN COUNCIL

The Committee received and noted a report providing update on the progress of several local buildings and locations which the Town Council had resolved to nominate as Assets of Community Value, for registration of Sevenoaks District Council. It was noted that the Scouts 1st and 4th Huts had since been registered, with applications also having been submitted for The Shambles and Hollybush Recreation Ground which were awaiting decision.

392 - SEVENOAKS DISTRICT COUNCIL PROPOSAL TO REMOVE PARCELS FROM THE TOWN COUNCIL'S COMMUNITY ASSET NOMINATION OF HOLLYBUSH RECREATION GROUND

a) The meeting was adjourned to allow members of the public to speak for three minutes on this Agenda Item:

- Jim Purves, in his capacity as Chair of Hollybush Residents Association, requested that the Town Council insist upon the upper bowling green being retained as part of its nomination of Hollybush Recreation Ground as an Asset of Community Value. He cited the Residents Association's regular lobbying efforts to the District Council with various proposals for its reuse and reintegration into the recreation ground's diverse offering having been submitted, including a detailed plan commissioned by late architect Roger Fitzgerald. He further expressed the Residents Association's support both for the recreation ground to be registered as an Asset of Community Value, as well as the Town Council's related request to the District Council for its ownership and maintenance to be transferred to the Town Council in light of Local Government Reorganisation.

b) The meeting was reconvened, and the Committee received and discussed a proposal from Sevenoaks District Council for the below detailed parcels to be removed from the Town Council's nomination of Hollybush Recreation Ground as an Asset of Community Value. Councillors further noted a letter which had been received from the Hollybush

Sevenoaks Town Council

Residents Association, requesting that the Town Council insist upon retaining the upper bowling green.

- The upper bowling green (part of Title Number K938783);
- The SDC Depot (part of Title Number K938783);
- The eastern parcel of land lying to the west of Seal Hollow Road (part of Title Number K329525); and
- The area of land to the rear of 9 – 12 The Paddocks (part of Title Number K735171)

c) The Committee considered the request and a draft response prepared by the Planning Committee Clerk. Councillors expressed disagreement that various parcels should be removed from the recreation ground's registration as a community asset, on the grounds that they all contribute towards its identity and functionality as a whole. It was further noted that the Town Council had submitted proposals to reuse the bowling green as part of its Business Case for requesting the recreation ground be transferred to the Town Council – with options having been explored for providing a community orchard, play area extension, allotment, green space or biodiversity enhancement opportunity.

d) It was **RESOLVED** that the Town Council respond to the proposal and request that all four parcels be retained within its nomination of Hollybush Recreation Ground as an Asset of Community Value.

393 - EAST TO WEST CYCLING ROUTE - CONFIRMATION OF LAUNCH EVENT DETAILS

The Committee received and noted the following details of Sevenoaks District Council's planned launch event for its joint venture with Kent County Council to deliver a two-mile East to West walking, wheeling and cycling route:

- 12:30pm until 1:45pm on Saturday 11th October 2025 - event launch at the Sevenoaks Education Campus - including free cycle repair workshop, police bike marking and information stalls
- 1:15pm - opening ceremony
- 1:30pm and 2pm - group bike rides to set off, led by police officers and concluding at Brittain's Common
- Brittain's Common event including coffee van and limited giftbag giveaway to conclude at 2:45pm

394 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

The Committee received notice of name and plans of the new dwelling being built at Land South of 65 Kippington Road. It was noted that the new address had been amended to Bulimba, 65A Kippington Road.

Sevenoaks Town Council

395 - KENT COUNTY COUNCIL REQUEST FOR A MEMORANDUM OF UNDERSTANDING REGARDING CYCLE ACCESS ACROSS BRITTAINS COMMON

a) The Committee received notice that Kent County Council has proposed that a Memorandum of Understanding (MoU) be signed between the Town Council and the Local Highway Authority, formalising cooperative intentions between both parties' in relation to maintaining the East to West cycling route across Brittain's Common. It was noted that the draft Understanding included clarification of Kent County Council's (and any successor's) responsibility to maintain the cycle route's surface and signage, and the Town Council's responsibility to maintain usual landowner responsibilities regarding flytipping and vegetation, as well as facilitating access to the site.

b) Councillors agreed that the proposal was sensible, however expressed concern that the narrow pavement via which cyclists have been directed could cause future conflicts or accidents between cyclists and pedestrians.

c) It was **RESOLVED** that the Town Council agree to sign a Memorandum of Understanding in principle however that it request an amendment to state that, should there be future conflicts between cyclists and pedestrians, the Town Council would either require the path to be widened or cyclists instead diverted to the wider path located on the Common closer to the road. It was further agreed that clarification should be added to indemnify Kent County Council's liability for any future accidents related to its new cycling use.

396 - KENT COUNTY COUNCIL CABINET MEMBER FOR HIGHWAYS & TRANSPORT RESPONSE TO TOWN COUNCIL 20MPH SPEED INDICATOR DEVICE REQUEST

a) The Committee received and noted correspondence received from Kent County Council's Cabinet member for Highways & Transport, in response to the Planning & Environment Committee's request for the County Council to reconsider its policy against allowing Speed Indicator Devices and Vehicle Activated Signs on 20mph roads.

b) Councillors questioned the validity of Cllr Osborne's claims that Speed Indicator Devices are not sensitive enough to perform effectively in 20mph roads, and it was **RESOLVED** that the Town Council write back to reiterate its stance and request for an evidence-based policy regarding their use.

397 - CURRENT MATTERS REPORT

The Committee received and noted the Current Matters report, which summarises and provides any relevant updates on live projects of the Planning & Environment Committee.

398 - PLANNING APPLICATIONS

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

Sevenoaks Town Council

b) The Committee considered planning applications received during the two weeks ending 29th September 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

399 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued providing an update on the Town Council's nomination for Hollybush Recreation Ground to be registered as an Asset of Community Value and detailing its grounds for insisting the site be registered in its entirety.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

DRAFT

Planning Applications Considered

Applications considered on 6-10-25

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00978/FUL	Stephanie Payne 09/10/2025	Cllr Dr Dixon	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Plans	Land Rear of	26 St James Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/09/25	

25/00978/FUL - Amended 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:

The existing site layout and topographical survey have been amended.

Comment

Proposed from the Chair with Cllr Dr Dixon's apologies:

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

Informative:

- Sevenoaks Town Council reported its concern as to whether there is adequate emergency vehicle access and turning provision for the site.
- The Town Council further requested for amendments to planning applications to require a supporting submission brief by the applicant, clarifying which elements have been amended.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01049/FUL	Christopher Park 13/10/2025	Cllr Granville	Mitie
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
BT Telecommunications PLC	Proposed Street Hub North of J	Buckhurst Lane & Gas Compou	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/09/25	

Full address: Proposed Street Hub North Of Junction With Buckhurst Lane, Suffolk Way, Sevenoaks Kent, TN13 1YL And Gas Compound Grange Road

25/01049/FUL - Amended plan

The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.

A summary of the main changes are set out below:

The applicant has updated the plans to better reflect the pavement.

Comment

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

Informative:

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

Planning Applications Considered

Applications considered on 6-10-25

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01050/ADV	Christopher Park 13/10/2025	Cllr Granville	Mitie
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
BT Telecommunications PLC	Proposed Street Hub North of J	Buckhurst Lane, Suffolk Way	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/09/25	

Full address: Proposed Street Hub North of Junction with Buckhurst Lane, Suffolk Way

25/01050/ADV - Amended plan

Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.

A summary of the main changes are set out below:

The applicant has updated the plans to better reflect the pavement.

Comment

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

Informative:

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

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02230/HOUSE	Zoe Dommett	Cllr Clayton	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>	
			18/09/25	

25/02230/HOUSE - REVALIDATED plan

Single-storey side extension with rooflights.

A summary of the main changes are set out below:

Correct drawings received.

Comment

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

Planning Applications Considered

Applications considered on 6-10-25

5	Plan Number 25/02251/HOUSE	Planning officer Abbey Aslett 07/10/2025	Town Councillor Cllr Gustard	Agent Offset Architects
Applicant		House Name	Road	Locality
Dr And Mrs Gardner			7 The Rise	Kippington
Town		County	Post Code	Application date
				16/09/25
Construction of new detached garage with solar panels, alterations to the driveway with new access gates and boundary treatments. Re-grade footway and crossover.				

Comment

Proposed by Cllr Daniell:

Sevenoaks Town Council recommended approval.

6	Plan Number 25/02266/LBCALT	Planning officer Abbey Aslett 17/10/2025	Town Councillor Cllr Michaelides	Agent SAACT Ltd
Applicant		House Name	Road	Locality
G Morris			40 - 42D London Road	Town
Town		County	Post Code	Application date
				26/09/25
Strip and set aside roof tiles and battens. Add new roof membrane. Re-instate existing battens and tiles; like for like replacements used only where necessary.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that there will be no harm to a listed building in the Sevenoaks High Street Conservation Area.

7	Plan Number 25/02330/FUL	Planning officer Christopher Park 09/10/2025	Town Councillor Cllr Daniell	Agent EDEN Garden Rooms Ltd
Applicant		House Name	Road	Locality
Ms M Wentworth			72 Weald Road	Kippington
Town		County	Post Code	Application date
				18/09/25
Timber framed, insulated, double glazed, single storey garden out building.				

Comment

Sevenoaks Town Council recommended approval, provided the recommendations of the Arboricultural report are followed.

8	Plan Number 25/02381/MMA	Planning officer Summer Aucoin 15/10/2025	Town Councillor Cllr Daniell	Agent Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr And Mrs Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				24/09/25
Amendment to 24/00168/HOUSE to add single-storey rear extension with rooflight. Remove roof brows and one rooflight. Changes to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-10-25

9	Plan Number 25/02488/HOUSE	Planning officer Summer Aucoin 15/10/2025	Town Councillor Cllr Clayton	Agent Howard Sharp And Partne
Applicant	House Name	Road	Locality	
Stradella Limited		14 Hillside Road	Eastern	
Town	County	Post Code	Application date	
			24/09/25	
Part demolition of existing garage and conversion to habitable space with alterations to fenestration. New porch and side access. Rear ground floor extension with rooflight. First floor front extension. Loft conversion with dormer windows and rooflights. Solar panels and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, on the condition that new planting is included in the development to avoid overlooking of homes in Serpentine and Seal Hollow Roads, that damage to the tree cover is repaired, and that the design guidance of the Sevenoaks Residential Character Area Assessment - which stipulates that "Mature trees and hedge boundaries which contribute to the character of the area should be retained" is applied.

10	Plan Number 25/02499/HOUSE	Planning officer Zoe Dommatt 20/10/2025	Town Councillor Cllr Shea (as adjoining Ward Cll	Agent PBARC LTD
Applicant	House Name	Road	Locality	
Mr M Lampon-Masters		48 Bradbourne Road	St Johns	
Town	County	Post Code	Application date	
			29/09/25	
Demolition of rear annexe to be replaced with Single storey rear extension with skylights. Internal alterations. Alteration to fenestration.				

Comment

Proposed from the Chair with Cllr Shea's apologies:

Sevenoaks Town Council recommended approval.

[Page deliberately left blank]



Sevenoaks Town Council
Attn: Georgie Elliston
Town Council Offices
Bradbourne Vale Road
Sevenoaks
TN13 3QG

Tel No: 01732 227000
Ask for: Sarah Godman
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB 105 – Hollybush Recreation
Ground and nearby amenity land,
Hollybush Lane, Sevenoaks, TN13
3UX
Your Ref:
Date: 13th October 2025

Dear Georgie,

I am writing to inform you that Sevenoaks District Council has reached its decision on the nomination by Sevenoaks Town Council for Hollybush Recreation Ground and nearby amenity land to be considered an Asset of Community Value.

I am grateful to the Town Council for providing additional information in support of their nomination and agreeing to an extension of time to the decision deadline to allow the additional information to be considered.

Having considered all of the information that has been submitted, and undertaking research and site visits, it has been decided that the nomination has been successful, and Hollybush Recreation Ground and nearby amenity land will be listed, **excluding the parcels of land (shown over)** that it has been concluded do not meet the Asset of Community Value criteria, for the reason of not providing current or recent past community use.

The Council concludes that the current use of the remaining amenity furthers the social wellbeing, cultural, sporting and recreational interests of the community. The Council also concludes that it is reasonable to think that the asset will continue to do so in the future.

Hollybush Recreation Ground and nearby amenity land, **excluding the parcels of land (shown over)**, will be added to the list of Assets of Community Value, available to view on the Sevenoaks District Council website at www.sevenoaks.gov.uk/righttobid or a free copy of the list can be provided by contacting the Council on the details set out above.

Cont..

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

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

INVESTORS IN PEOPLE®
We invest in people Platinum

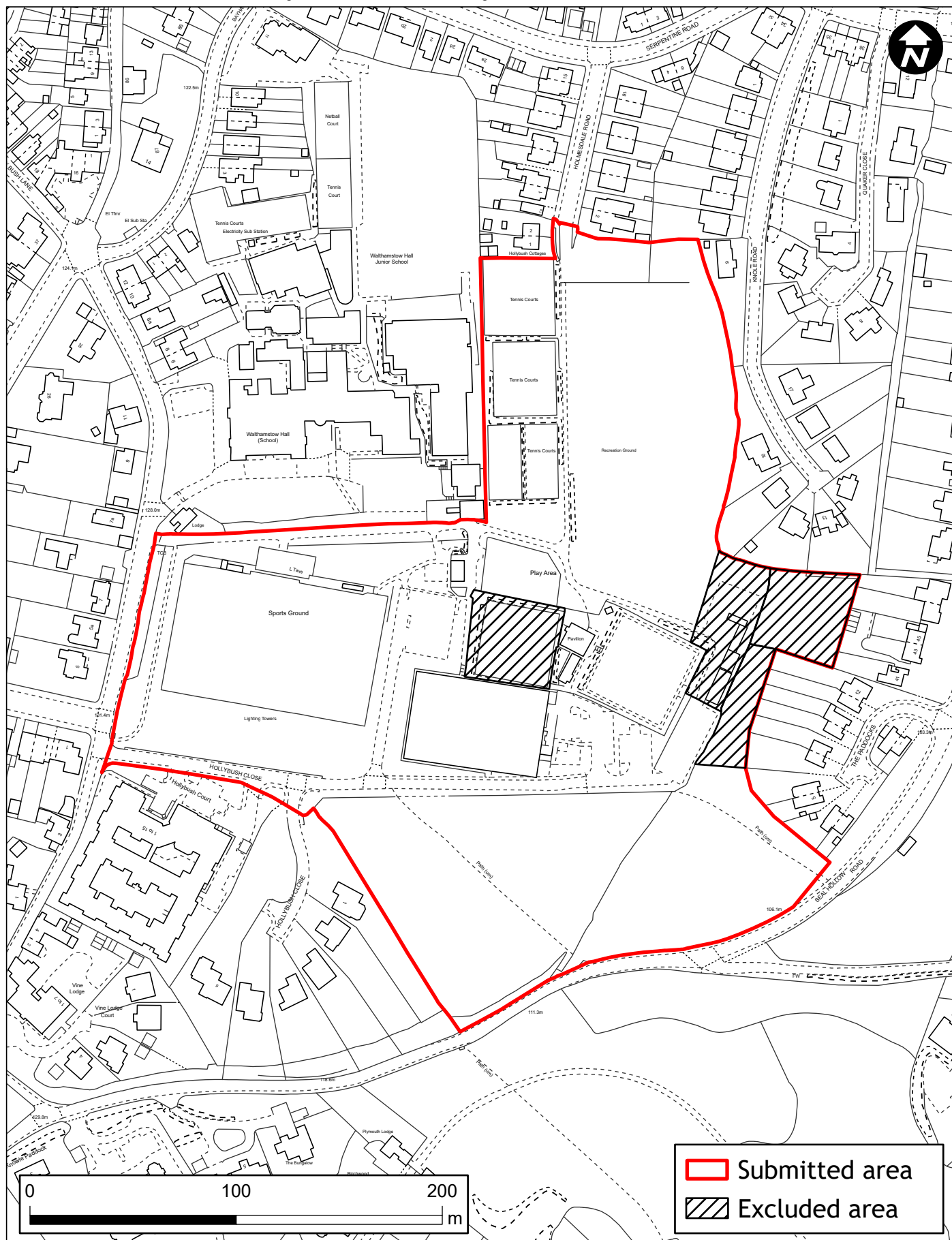
The right to request a review of the Council's decision is reserved by section 92(1) of the Localism Act 2011 to the owner of the asset. The request must be made in writing and received by 8 December 2025, eight weeks from the date of this letter. Section 92 of the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012 provide further information on the review process. The listing remains in place for a period of five years from the date of this letter.

If you have any questions or would like any further information about the Right to Bid please do not hesitate to contact me on the details set out above.

Kind regards,

S Godman

Sarah Godman
Transformation & Strategy
Sevenoaks District Council



[Page deliberately left blank]

Decision Notices published by Sevenoaks District Council OR Kent County Council from **2nd September 2025 to 13th October 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)
25/00822/FUL	95-107 Bradbourne Road – St Johns	19th May 2025: STC recommended refusal, 3 grounds, 4 condition requests under informative. 14th July 2025: STC recommended refusal, 3 grounds, 4 condition requests under informative.	15 th September 2025: SDC Refused, 3 grounds.
25/01197/HOUSE	Pounsley Studio, Pounsley Road – Dunton Green (Adjoining Northern)	28th July 2025: STC did not comment as the site is outside TC boundary.	15 th September 2025: SDC Refused, 2 grounds.
25/01470/HOUSE	52 St Johns Road – St Johns	30th June 2025: STC recommended approval, 1 condition. 28th July 2025: STC recommended approval, 1 condition.	11 th September 2025: SDC Granted, 3 conditions.
25/01568/FUL	26-28 London Road – Town	28th July 2025: STC recommended approval, 2 conditions.	18 th September 2025: SDC Granted, 5 conditions.
25/01577/HOUSE	79 Hillingdon Avenue – Eastern	28th July 2025: STC recommended approval, 1 condition.	3 rd September 2025: SDC Granted, 3 conditions.
25/01591/FUL	1-4 Colt Bungalows, West Heath School, Ashgrove Road – Kippington	11th August 2025: STC recommended approval.	19 th September 2025: SDC Granted, 2 conditions.
25/01686/FUL	18 Bayham Road – Eastern	11th August 2025: STC recommended refusal , 3 conditions (overdevelopment, amenity impact, parking issues)	8 th September 2025: SDC Granted , 7 conditions. (Amenity and parking impact concluded as acceptable)
25/01767/FUL	Ashgrove Place, Ashgrove Road – Kippington	28th July 2025: STC recommended approval.	4 th September 2025: SDC Granted, 3 conditions.
25/01801/FUL	14 Silk Mills Close – Northern	26th August 2025: STC recommended refusal, 4 grounds.	25 th September 2025: SDC Refused, 2 grounds.

25/01811/HOUSE	Timbers, 65 Oakhill Road – Kippington	11th August 2025: STC recommended approval.	11 th September 2025: SDC Granted, 7 conditions.
25/01841/HOUSE	31 Vine Court Road – Eastern	28th July 2025: STC recommended approval, 1 informative. 26th August 2025: STC recommended approval, 1 condition, 1 informative. 28th July 2025: STC recommended approval, 1 condition, 1 informative.	10 th September 2025: SDC Granted, 4 conditions.
25/01855/HOUSE	Scotsgrove, South Park – Town	11th August 2025: STC recommended approval, 1 condition.	23 rd September 2025: SDC Granted, 3 conditions.
25/01916/HOUSE	1C Wickenden Road - Eastern	26th August 2025: STC recommended refusal , 2 grounds. (loss of amenity and flooding)	29 th September 2025: SDC Granted , 5 conditions. (No significant harm to amenity or flooding. Conditions added to permission, securing obscure glaze windows and permeable driveway materials)
25/01931/CONVAR	Tylers, St Nicholas Drive – Town	8th September 2025: STC recommended refusal , unless, 1 condition, 1 informative. (no overlooking)	7 th October 2025: SDC Granted , 7 conditions. (Obscure glass condition removed from the roof lights and first floor windows but retained for the ground floor windows to protect neighbouring privacy)
25/01937/MMA	7 Mount Harry Road – St Johns	26th August 2025: STC recommended refusal , 2 grounds, 1 informative. (overlooking and loss of privacy)	29 th September 2025: SDC Granted , 9 conditions. (Condition securing privacy via obscure glaze windows retained and amended)
25/01963/HOUSE	1 Chestnut Lane – Town	11th August 2025: STC recommended approval, 1 condition.	18 th September 2025: SDC Granted, 3 conditions.
25/02014/HOUSE	Gable Cottage, Fig Street – Kippington	26th August 2025: STC recommended approval.	29 th September 2024: SDC Granted, 4 conditions.

25/02018/FUL	129 St Johns Hill – St Johns	11th August 2025: STC recommended approval, 1 condition.	12 th September 2025: SDC Granted, 3 conditions.
25/02047/HOUSE	Cogarra, 22 Vine Avenue – St Johns	11th August 2025: STC recommended approval.	25 th September 2025: SDC Granted, 3 conditions.
25/02076/HOUSE	11 Brattle Wood – Kippington	8th September 2025: STC recommended approval.	7 th October 2025: SDC Granted, 3 conditions.
25/02147/FUL	2A Bradbourne Road – St Johns	8th September 2025: STC recommended approval.	3 rd October 2025: SDC Granted, 3 conditions.
25/02158/FUL	Knole Field, Blackhall Lane – Wildernesse	8th September 2025: STC recommended refusal , 2 grounds, 1 informative. 22nd September 2025: Recommendation for refusal made, seconded and lost at the vote. STC recommended approval .	13 th October 2025: SDC Granted , 11 conditions.
25/02254/LBCALT	Kent Cottage, Wildernesse Mount – Eastern	8th September 2025: STC recommended approval, 1 condition.	30 th September 2025: SDC Granted, 8 conditions.

[Page deliberately left blank]

Planning Applications to be Considered

Planning Applications received to be considered on 20 October 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	25/01086/FUL	Christopher Park 28/10/2025	Cllr Daniell	DMP
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				07/10/25
25/01086/FUL - Amended plan				
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. A summary of the main changes are set out below: Following the comments made by the Conservation Officer, the design of the proposed extension has been amended. Additionally, the applicant has provided further details in relation to the proposed materials.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUK9ZXBKFV400			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01447/FUL	Sean Mitchell 03/11/2025	Cllr Michaelides	Studio Anares / Architecture + Interiors
Case Officer				
Applicant		House Name	Road	Locality
Karatay			8C Eardley Road	Town
Town		County	Post Code	Application date
				13/10/25
25/01447/FUL - Amended plan				
Part conversion of a residential building into a commercial (E use) space and construction of a single storey rear extension with rooflight. New external staircase. Alterations to fenestration. A summary of the main changes is set out below: Updated acoustic assessment.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWMCJ5BKGN100			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/01825/MMA	Stephanie Payne 27/10/2025	Cllr Dr Dixon	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
S Beale			9A Mount Harry Road	St Johns
Town		County	Post Code	Application date
				06/10/25
25/01825/MMA - Amended plan				
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				

Planning Applications to be Considered

Planning Applications received to be considered on 20 October 2025

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; alteration to chimney, new Juliet balcony to rear bedroom

A summary of the main changes are set out below:

A window that was shown on the floor plans but missing on the elevation has been rectified. Additional amendments have been included such as, Juliet balcony, window alteration and revision to the chimney.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYOFMZBKHE200>

4	Plan Number	Planning officer	Town Councillor	Agent
	25/02167/MMA	Abbey Aslett 29/10/2025	Cllr Wightman	Scandia-Hus
Case Officer				
Applicant		House Name	Road	Locality
Mr M & Mrs C Rosser		1 Blackhall	Blackhall Lane	Wilderness
Town		County	Post Code	Application date
				08/10/25
Amendment to 25/00188/FUL with amendments to dwelling position within site, car parking spaces, inclusion of pergola, solar panels, ev charger, internal alterations and associated landscaping.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0BOIJBKI4N00				

5	Plan Number	Planning officer	Town Councillor	Agent
	25/02533/FUL	Christopher Park 22/10/2025	Cllr Granville	UPP Architects + Town Planners
Case Officer				
Applicant		House Name	Road	Locality
LTP Sevenoaks Ltd (Mr Feldman)			6, 8, 10 and 10B Victoria Road	Town
Town		County	Post Code	Application date
				01/10/25
Demolition of the existing building and construction of a one-storey plus roof accommodation to facilitate a 2 bedroom dwelling.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T22NH3BKIUC00				

6	Plan Number	Planning officer	Town Councillor	Agent
	25/02565/HOUSE	Zoe Dommett 29/10/2025	Cllr Granville	Carmen Austin Architecture Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 20 October 2025

Case Officer			
Applicant	House Name	Road	Locality
Mrs K Phillips		10 Argyle Road	Town
Town	County	Post Code	Application date
			08/10/25
Ground floor rear extension with rooflight, first floor side extension, loft conversion with rear dormer, rooflight and sun tunnels, internal alterations, alterations to fenestration, reconstruction of chimney, summerhouse/store, patio with associated landscaping, boundary fencing, replacement wrought iron railing.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2A25LBKIWI00		

7	Plan Number	Planning officer	Town Councillor	Agent
	25/02567/HOUSE	Summer Aucoin 03/11/2025	Cllr Gustard	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Sweeney			25 The Middlings	Kippington
Town		County	Post Code	Application date
				13/10/25
Proposed two-storey front extension; ground-floor side extension; demolition of the existing extension and reconstruction on the same footprint with a square bay window; new fenestration; and installation of an ASHP, air conditioning unit, and solar panels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2A270BKIWM00			

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02630/HOUSE	Summer Aucoin 23/10/2025	Cllr Clayton	Level Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mrs P Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				02/10/25
Double storey side extension and single storey rear extension with rooflights. New porch and internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2HGQWBKJ0900			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02655/HOUSE	Zoe Dommett 22/10/2025	Cllr Daniell	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr and Mrs Conway		Thornhill	Oak Lane	Kippington
Town		County	Post Code	Application date
				01/10/25
Part two-storey, part single-storey, side extension. Single-storey rear extension with rooflights. Alterations to roof including raise ridge height, insert dormer windows and rooflights, to enable habitable rooms in loft space. Solar panels. Changes to fenestration. Demolish detached garage to be replaced by new detached garage with room above and dormer windows.				
Web link	https://pa.sevenoaks.gov.uk/online-			

Planning Applications to be Considered

Planning Applications received to be considered on 20 October 2025

[applications/applicationDetails.do?activeTab=summary&keyVal=T2OV89BKJ3900](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2OV89BKJ3900)

10	Plan Number	Planning officer	Town Councillor	Agent
	25/02676/HOUSE	Zoe Dommett 21/10/2025	Cllr Shea	AK-Studios
Case Officer				
Applicant		House Name	Road	Locality
U and E Spindler			25 Bosville Road	Northern
Town		County	Post Code	Application date
				30/09/25
Loft conversion with dormer extension and rooflights. First floor rear extension.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2SKS2BKJ5700		

11	Plan Number	Planning officer	Town Councillor	Agent
	25/02687/HOUSE	Summer Aucoin 24/10/2025	Cllr Gustard	Kent Building Control Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr S Wright		Hillside House	41B Oakhill Road	Kippington
Town		County	Post Code	Application date
				03/10/25
First floor rear extension				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2UFERBKJ6P00		

12	Plan Number	Planning officer	Town Councillor	Agent
	25/02750/HOUSE	Zoe Dommett 03/11/2025	Cllr Clayton	AK-Studios
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Skinner			2 Pinewood Avenue	Eastern
Town		County	Post Code	Application date
				13/10/25
Single storey rear extension with roof lanterns.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T37DZIBKJAU00		