



Tuesday, 16 December 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 22<sup>nd</sup> December 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/MsTebZdiOgM> 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](http://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 ( <b>Chair</b> )	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 ( <b>Vice Chair</b> )
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**

<b>1</b>	<b>APOLOGIES FOR ABSENCE</b> To receive and note apologies for absence from members who are unable to attend the meeting.
<b>2</b>	<b>REQUESTS FOR DISPENSATIONS</b> 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.
<b>3</b>	<b>DECLARATIONS OF INTEREST</b> To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.
<b>4</b>	<b>MINUTES (Pages 5-12)</b> To receive and agree the minutes from the Planning & Environment Committee Meeting held on 15th December 2025.
<b>5</b>	<b>NEW TREE PRESERVATION ORDER CONFIRMED AT THE SEVENOAKS ADULT EDUCATION CENTRE SITE (Pages 13-19)</b> To receive notice and plans of the following Tree Preservation Order which has been confirmed by Sevenoaks District Council: <ul style="list-style-type: none"> <li>• <b>03/2025: Comprising ten trees at the Adult Education Centre site, Bradbourne Road</b></li> </ul>
<b>6</b>	<b>CURRENT &amp; COMPLETED MATTERS REPORTS (Pages 21-33)</b> a) To receive and note the Current Matters report, which summarises and provides any relevant updates on live projects of the Planning & Environment Committee. (Pages 21-30)  b) To receive and agree the Completed Matters report, which summarises concluded projects of the Planning & Environment Committee. (Pages 31-33)
<b>7</b>	<b>DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 35-37)</b> To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the five weeks ending 15th December 2025.

<b>8</b>	<p><b>PLANNING APPLICATIONS (Pages 39-43)</b></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><b>Members of the public wishing to speak and address the Planning &amp; 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 <a href="#">see here</a>.</b></p> <p>b) The meeting will be reconvened to consider planning applications received during the two weeks ending 15th December 2025.</p>
<b>9</b>	<p><b>PRESS RELEASES</b></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 15 December 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/GRYIZgYb0W8>

Meeting commenced: 19:00

Meeting Concluded: 20:15

**Present:**

**Committee Members**

Quorum minimum of six members

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

**Also in attendance:**

Town Clerk

Planning Committee Clerk

2 Members of the Public

**PUBLIC QUESTION TIME**

None.

**535 - APOLOGIES FOR ABSENCE**

As above.

**536 - REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**537 - DECLARATIONS OF INTEREST**

None.

**538 - MINUTES**

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 1st December 2025.

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

**539 - SEVENOAKS TOWN COUNCIL'S FINAL RESPONSE TO THE LOCAL PLAN, AS SUBMITTED**

The Committee received and noted a copy of the Town Council's full and collated response

## Sevenoaks Town Council

to Sevenoaks District Council's Local Plan Regulation 18 consultation, as approved in its final format at the full Council meeting on 8th December 2025 and submitted on 9<sup>th</sup> December.

### 540 - INFORMATION SESSIONS SCHEDULED FOR BRADBOURNE LAKES PROPOSALS

Councillors noted the following dates for information sessions scheduled by Sevenoaks District Council in relation to its Bradbourne Lakes improvement project and associated planning application:

- **Tuesday 16th December 10am - In person, meeting at the Boating Lake in Bradbourne Lakes**
- **Thursday 18th December 8pm - Via Zoom**

### 541 - KENT AND MEDWAY LOCAL NATURE RECOVERY STRATEGY PUBLISHED

The Committee received notice that Kent County Council had published its Kent and Medway Local Nature Recovery Strategy, which will guide nature recovery action and inform planning policies within the emerging Local Plan.

b) It was noted that the Strategy is available to view via the following link:

<https://www.makingspacefornaturekent.org.uk/>

### 542 - SEVENOAKS DISTRICT COUNCIL - LAUNCH OF A REVIEW OF LOCAL HERITAGE ASSETS TO BE LOCALLY LISTED

a) The Committee noted that Sevenoaks District Council had launched a review of its Local List and would be considering further nominations of local heritage assets to be listed.

b) It was noted that further information, including the opportunity to nominate a building, structure or space, is available to view via the following link:

[Local List | Sevenoaks District Council](#)

c) The Committee agreed that any thus far unlisted winners of the Sevenoaks Society's Frank Marshall Award should be nominated, and it was **RESOLVED** that the Item be deferred to the 5<sup>th</sup> January 2026 Planning & Environment Committee to allow Councillors more time to consider further locations worthy of recognition.

d) The Planning Committee Clerk reported that, while she had not received confirmation of a nomination deadline, a Town and Parish Council Information session had been scheduled by the District Council, to take place on 22<sup>nd</sup> January 2026.

### 543 - PROPOSAL BY CLLR WILLIS FOR THE PLANNING & ENVIRONMENT COMMITTEE TO ADOPT A SOLAR PANELS / HEAT PUMPS POLICY

a) The Committee received and discussed a proposal by Cllr Willis, for the Town Council to

## Sevenoaks Town Council

adopt an overarching policy approving of any solar panel and / or heat pump planning applications, in order to reduce allocations and discussion.

b) Councillors noted that planning applications for solar panels are usually only required when part of a larger proposal, or when they are within a Conservation Area of on a Listed Building. While Committee members agreed their unanimous support of eco-friendly retrofitting activities, the potential overlooking of heritage and amenity sensitivities by applying an overarching policy was not considered acceptable.

c) It was **RESOLVED** that the Town Council adopt as a starting point to future discussions of eco-friendly retrofitting proposals, a *presumption in favour* of such applications, unless there are exceptional heritage or neighbouring amenity concerns which cannot be appropriately mitigated.

### 544 - CENTRAL GOVERNMENT CONSULTATION ON PROPOSED REFORMS TO THE STATUTORY CONSULTEE SYSTEM

a) The Committee received notice that the Ministry of Housing, Communities and Local Government is consulting on its proposals to reform the statutory consultee system, with key proposals including the removal of Sport England, The Gardens Trust and Theatres Trust as statutory consultees on planning applications, as well as reviewing the criteria under which a consultee may be notified of an application.

b) It was noted that further details as to the proposed reforms, including opportunity to comment, are available to view via the following webpage:

[Reforms to the statutory consultee system - GOV.UK](https://www.gov.uk/government/consultations/reforms-to-the-statutory-consultee-system)

c) Councillors considered Sport England to be an especially important Statutory Consultee, with Cllr Dr Canet reporting her concern that sport and open space provision via developer obligations has not been adequate to meet local infrastructure needs.

d) It was noted that no reference had been made within the proposal documents as to the future of Town and Parish Councils as Statutory Consultees. Councillors agreed it to be prudent, however, for the Town Council's to emphasise in its emerging response the importance of retaining these local voices – particularly in light of the upcoming Local Government Reorganisation.

e) It was **RESOLVED** that the Item be deferred to the 5<sup>th</sup> January 2026 Planning & Environment Committee, to allow Councillors time to consider the proposals in further detail.

### 545 - DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was discussed by Sevenoaks District Council's Development Management Committee on 11th December 2025:

**Sevenoaks Town Council**

- **24/01339/FUL - Former Site of the Farmers, London Road: Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.**

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDWAC3BKGGG00>

c) It was noted that Cllr Skinner had attended to speak on behalf of the Town Council, with the decision to do so having been made under Chair's Action, with delegated authority to the Chair with approval of the Chief Executive. This was due to the nomination being required before the next Planning & Environment Committee.

d) Cllr Skinner and Cllr Camp reported that the application had been Granted with various mitigating conditions which could address the majority of the Town Council's concerns, however the issues of the narrow pavement, pedestrian management and delivery parking remained.

#### **546 - PLANNING APPLICATIONS**

a) Minute Item 546b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing 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. 5] 25/03096/FUL – Tanglewood, 55 Kippington Road (For)**

c) The Committee considered planning applications received during the two weeks ending 4th December 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

#### **547 - PRESS RELEASES**

None.

There being no further business the Chair closed the Meeting.

Signed .....  
Chair

Dated .....



# Planning Applications Considered

Applications considered on 15-12-25

<b>1</b>	<i>Plan Number</i> <b>25/02441/HOUSE</b>	<i>Planning officer</i> Christopher Park 17/12/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Walter Global Holdings Limited	Aldington	53 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/11/25	
<b>Demolition of chimney. Two storey front extension; first floor front and rear extension; two storey side extension. Raising the roof height to facilitate a loft conversion and rooflights. Internal and external alterations; associated hard and soft landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i> <b>25/02565/HOUSE</b>	<i>Planning officer</i> Zoe Dommett 19/12/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs K Phillips		10 Argyle Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/11/25	

**25/02565/HOUSE - REVALIDATED plan**

**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, relocation of soil vent pipe.**

**A summary of the main changes are set out below:**

**Revised Certificate B received 26.11.2025**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i> <b>25/02654/HOUSE</b>	<i>Planning officer</i> Christopher Park 17/12/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> DHA Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs H Luna	Stables West of Ashgrove Cott	Gracious Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/11/25	

**Single storey extension.**

*Comment*

**Sevenoaks Town Council recommended approval, however stipulated that permitted development rights should be removed or restricted.**

# Planning Applications Considered

Applications considered on 15-12-25

<b>4</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/02800/HOUSE	Christopher Park 17/12/2025	Cllr Gustard	Alitex Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mrs O Ayers		Ormiston West	Brittains Lane	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				26/11/25
<b>Erection of a greenhouse, removal of existing boundary fence and replacement wall.</b>				

## Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer's approval and providing there is no loss of amenity - particularly light - to neighbouring properties.

## Informative:

The Town Council recommended that access points for wildlife should be included in the design as per Sevenoaks Town Neighbourhood Plan Policy L1.

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03096/FUL	Christopher Park 19/12/2025	Cllr Gustard	Tony Holt Design
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
B & G Skeath		Tanglewood	55 Kippington Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				28/11/25

**Demolition of existing dwelling and erection of new detached dwelling with rooflights and solar panels. Associated landscaping works including permeable driveway and electric vehicle charging point.**

## Comment

Sevenoaks Town Council recommended approval, providing that:

- There is no loss of amenity to the neighbouring property;
- Subject to a light assessment for impact on no.57;
- The conditions recommended by the Tree Officer are implemented in full.

# Planning Applications Considered

Applications considered on 15-12-25

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03229/LBCALT	Christopher Park 18/12/2025	Cllr Michaelides	Kam Consult Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
K & A Golding			41 London Road	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				27/11/25
<b>Replacement of 7 timber sash windows to the South elevation.</b>				

## Comment

**A recommendation for refusal contingent on the Conservation Officer's judgment was proposed, seconded, and LOST AT THE VOTE.**

**Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that:**

- That the proposed designs are identical to that which is existing, and that there will be no negative impact on a Listed building in the Conservation Area,
- That there will be genuine attempt to re-use surviving timber as well as the 18th Century antique glass.

## Informative:

**The Town Council further recommended that an independent building surveyor be engaged to confirm the state of the existing windows.**

<b>7</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03292/FUL	Zoe Dommett 17/12/2025	Cllr Dr Canet / Cllr Shea	Land Use Consultants
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Sevenoaks District Council		Bradbourne Lakes North	Bradbourne Vale Road	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				26/11/25

**De-silting of the ornamental lakes and conservation works to lake edges and connecting streams. Remedial works comprising the removal of associated self-sown trees, installation of formal stepping stones, a model boat launching deck, two new pedestrian bridges and repairs of the historic structures including banks, pedestrian bridges and water cascades.**

## Comment

**Sevenoaks Town Council recommended approval.**

## Informative:

**The Town Council requested the materials for any pathways be permeable to water.**

<b>8</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03296/HOUSE	Zoe Dommett 24/12/2025	Cllr O'Hara	Richardson Architectural
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Dennord			39 Lambarde Drive	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				03/12/25

**Loft conversion with rear dormer, rooflights and associated alterations.**

## Comment

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and designs.**

# Planning Applications Considered

Applications considered on 15-12-25

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/03311/HOUSE</b>	Zoe Dommett 27/12/2025	Cllr Ancrum	James Bacon
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Nicholls			88 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/25
<b>Demolition of existing utility room. Erection of single-storey rear extension with rooflights.</b>				

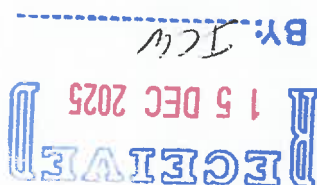
*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/03321/MMA</b>	Zoe Dommett 19/12/2025	Cllr Dr Canet	Richardson Architectural
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Carr			31 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/25
<b>Amendment to 16/01735/HOUSE to alter the roof design.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



Sevenoaks Town Council  
Council Offices  
Bradbourne Vale Road  
Sevenoaks  
Kent  
TN13 3QG.

Tel No: 01732 227317  
Ask for: Mr H. Walker  
Email: Harry.walker@sevenoaks.gov.uk  
My Ref: HW/TPO/03/2025  
Your Ref:  
Date: 8<sup>th</sup> December 2025

Dear Sir or Madam,

Town & Country Planning Act 1990  
Town & Country Planning (Tree Preservation) (England) Regulations 2012.  
Tree Preservation Order: 03/2025.  
Situated At The Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks, Kent.

On the 12<sup>th</sup> August 2025, we made the above Tree Preservation Order and sent you a copy.

We have considered whether the order should be confirmed (or, in other words, made permanent). No objections were made about the order. On the 8<sup>th</sup> December 2025, the Council decided to confirm the order without modifications.

For more information about our decision, please contact Mr. H Walker, Community & Planning Services Department, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG.

If you disagree with our decision you can challenge it by applying to the High Court under sections 284 and 288 of the Town and Country Planning Act 1990. You can apply to the High Court if you believe:

- (1) the order is not within the powers of the Town and Country Planning Act 1990; and
- (2) the requirements of the 1990 Act or Town & Country Planning (Tree Preservation) (England) Regulations 2012 have not been met.

You must apply to the High Court within six weeks from the date of our decision.

Yours faithfully,



Mr H. Walker  
Assistant Arboricultural Officer

Chief Executive: Dr. Pav Ramewal

Council offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

t 01732 227000  
e [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
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## **Town and Country Planning Act 1990**

# **TREE PRESERVATION ORDER, 03 OF 2025.**

The SEVENOAKS DISTRICT COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

### **Citation**

1. This Order may be cited as Tree Preservation Order No. 3 of 2025, located Within the Grounds of Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks, Kent.

### **Interpretation**

2.—(1) In this Order “the authority” means the Sevenoaks District Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2011.

### **Effect**

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

### **Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 12th day of August 2025.

[if the Council's Standing Orders require the sealing of such documents:]

The Common Seal of Sevenoaks District Council

was affixed to this Order in the presence of—

[REDACTED]

[REDACTED]



[if the Council's Standing Orders do not require the sealing of such documents:]  
[Signed on behalf of the Sevenoaks District Council]

131657

.....  
Authorised by the Council to sign in that behalf]

[CONFIRMATION OF ORDER

[This Order was confirmed by Sevenoaks District Council without modification on the  
day of DECEMBER 2025. [insert month and year]]

9<sup>TH</sup>

OR

~~[This Order was confirmed by the Sevenoaks District Council, subject to the modifications  
indicated by [state how indicated], on the  
day of [insert month and year]]~~

[Signed on behalf of the Sevenoaks District Council]

[REDACTED]

Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by Sevenoaks District Council on the  
day of [insert month and year]]

[Signed on behalf of Sevenoaks District Council]

.....  
Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER

[This Order was varied by the Sevenoaks District Council on the  
day of *[insert month and year]*  
by a variation order under reference number *[insert reference number to the*  
*variation order]* a copy of which is attached]

[Signed on behalf of the Sevenoaks District Council]

.....

.....  
Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER

[This Order was revoked by the Sevenoaks District Council on the  
day of *[insert month and year]*

[Signed on behalf of the Sevenoaks District Council]

.....

.....  
Authorised by the Council to sign in that behalf]



## SCHEDULE 1

### SPECIFICATION OF TREES

#### Trees specified individually (encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T1	Scots Pine	Located within Within the Grounds of Sevenoaks Adult Education Centre
T2	Sycamore	" "
T3	Scots Pine	" "
T4	Oak	" "
T5	Oak	" "
T6	Oak	" "
T7	Spruce	" "
T8	Yew	" "
T9	Sycamore	" "
T10	Oak	" "

#### Trees specified by reference to an area (Within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
	None	

#### Groups of trees (Within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
	None	

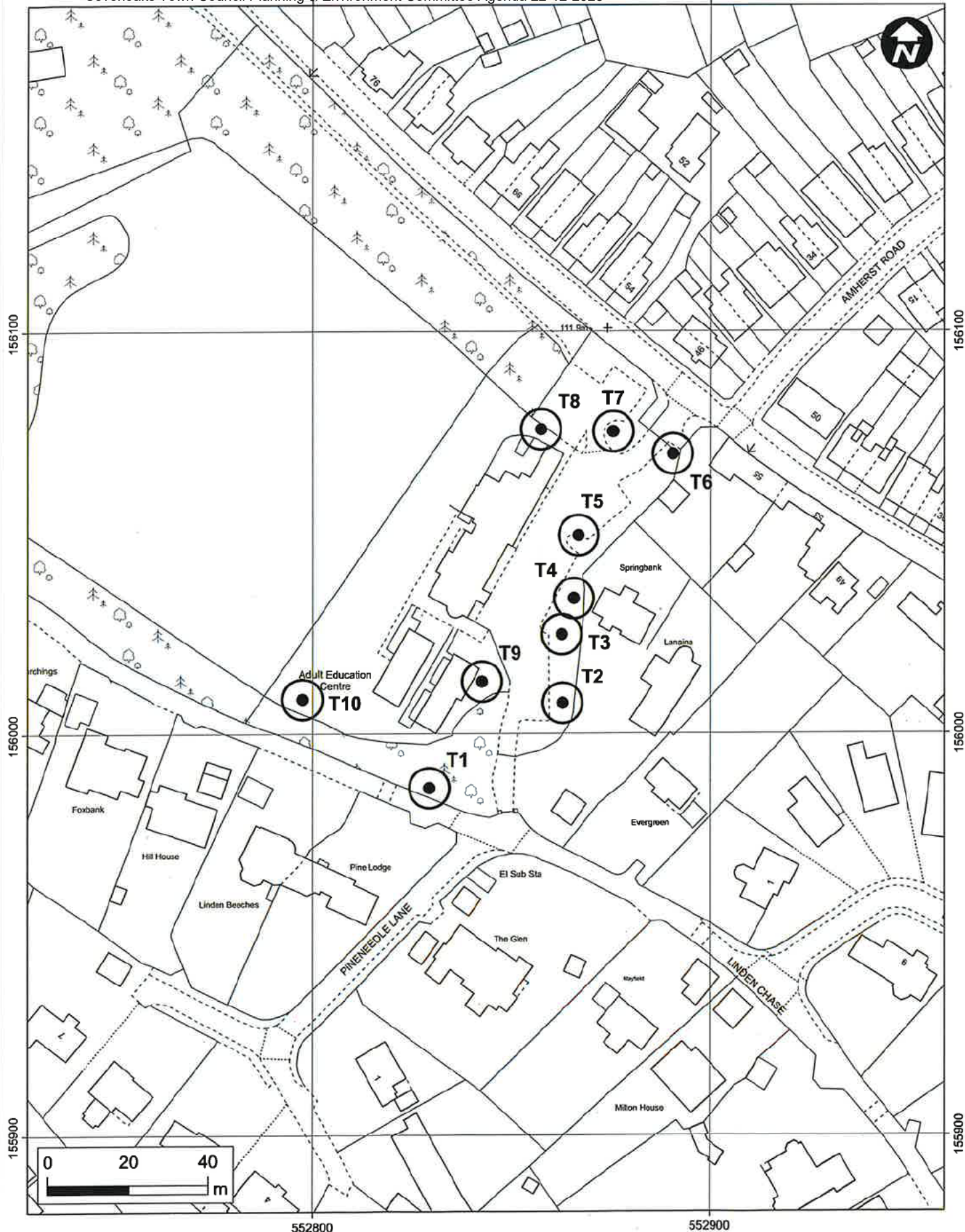
**Woodlands**  
(Within a continuous black line on the map)

*Reference on Map*

*Description*

*Situation\**

\* complete if necessary to specify more precisely the position of the trees.



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Current Matters – for Sevenoaks Town Council’s Planning & Environment Committee 22/12/2024

New items or updates since the last Current Matters report are in [blue font](#).

Items requiring Action by the Committee are highlighted ORANGE. Those awaiting update before they can be actioned are not.

Minute Number and Date	Action	Update/Status
145(e) – bullet point 3 <a href="#">3<sup>rd</sup> July 2023</a> (Action agreed)	RESOLVED to <b>request traffic mirrors</b> at:	KCC’s site investigations found no accident data recorded and the locations therefore unviable. Because their data is a year behind and Cllrs are aware of at least two reported accidents within the last year however, KCC have agreed to reinvestigate in April 2024, once their traffic data has been updated. Request made by STC on 9 <sup>th</sup> April 2024, for data to be re-run and the request reconsidered. Added to Highway Improvement Plan.
335 <a href="#">11<sup>th</sup> September 2023</a> (Action delayed by lack of KCC accident data)	<ul style="list-style-type: none"> <li>The junction where Brittain’s Lane meets Oak Lane,</li> <li>Where Burntwood Road meets Ashgrove Road,</li> <li>On Brittain’s Lane where Ashgrove Road meets Oak Lane,</li> </ul>	Planning & Environment Committee agreed to request convex mirror and concealed entrance sign at the entrance of Parkfield. Notice and images received of further car accident on Brittain’s Lane, and the Committee agreed to forward details to KCC.
407(c) <a href="#">9<sup>th</sup> October 2023</a> (Action agreed)	Also a concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittain’s Lane and Ashgrove Road.	KCC response via HIP review September 2024 confirmed there are no DfT approved signage for concealed entrances. Recommendation for alternative signage as opposed to mirrors.
403 <a href="#">4<sup>th</sup> November 2024</a> (Additional action agreed)	RESOLVED to add the entrance of Parkfield to the list of locations for requested traffic mirrors and a concealed entrance sign.	Images of recent crash (30 <sup>th</sup> October 2024) sent to KCC with request for potential action to be investigated.  Restructure of HIP properties adopted on 27 <sup>th</sup> January 2025, with this item placed under “Requires further details or significant funds”
532 <a href="#">27<sup>th</sup> January 2025</a> (HIP re-prioritisation agreed)		August 2025 HIP Officer Nigel Rowe has agreed to pass the request on to Planning & Advice team to investigate whether junction/signage can be improved.  29 <sup>th</sup> September 2025

		HIP Officer Nigel Rowe provided an update, where scope for several signage improvements were identified. He has requested these from the operations team and will update on expected timescale and any funding requirements outside of HIP budget in due course.																		
232(c) <a href="#">17<sup>th</sup> July 2023</a> (Action agreed)  14 <sup>th</sup> July 2025 (Response to consultation agreed)	To continue working with <b>Otford Parish Council on active travel options</b> between the two parishes.	Working Group membership updated comprising Cllr Clayton, Cllr Shea and Cllr Dr Dixon. Meeting requested by Otford Cllr Simon Featherstone, following update from SDC. <b>Awaiting action from SDC on their proposed Otford to Sevenoaks cycling route.</b> Consultation on draft route published by SDC 6 <sup>th</sup> June 2025, draft response agreed by STC Planning & Environment Committee 14 <sup>th</sup> July 2025 and since submitted.																		
441b <a href="#">29<sup>th</sup> July 2024</a> (Agreement to nominate Scout huts, Sevenoaks Hospital, Post Office,  572 <a href="#">24<sup>th</sup> February 2025</a> (Agreement to nominate Bus Station, Café and Toilets, Leisure Centre, The Shambles, woodland, Environmental Park, Mill Pond, West Kent Mind)	<div>RESOLVED for the following <b>sites to be submitted as Assets of Community Value:</b></div> <table><tr><td>Sevenoaks Hospital</td></tr><tr><td>Post Office / Sorting Office</td></tr><tr><td>Bus Station Office, Café and Public Toilets</td></tr><tr><td>Sevenoaks Magistrate Court</td></tr><tr><td>Sevenoaks Leisure Centre</td></tr><tr><td>Woodland opposite No’s 36-74 Hillingdon Avenue</td></tr><tr><td>Sevenoaks Environmental Park, Play Area and Open Space</td></tr><tr><td>Mill Pond</td></tr><tr><td>West Kent Mind premises at 28-34 St John’s Road</td></tr></table>	Sevenoaks Hospital	Post Office / Sorting Office	Bus Station Office, Café and Public Toilets	Sevenoaks Magistrate Court	Sevenoaks Leisure Centre	Woodland opposite No’s 36-74 Hillingdon Avenue	Sevenoaks Environmental Park, Play Area and Open Space	Mill Pond	West Kent Mind premises at 28-34 St John’s Road	<div>Application Status:</div> <table><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr><tr><td>Pending</td></tr></table>	Pending	Pending	Pending	Pending	Pending	Pending	Pending	Pending	Pending
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<p>611  <a href="#">10<sup>th</sup> March 2025</a>            (Agreement to nominate Magistrate Court)</p> <p><a href="#">6<sup>th</sup> May 2025</a>            (Agreement to nominate Hollybush)</p>		
<p>579b  <a href="#">18<sup>th</sup> December 2023</a></p> <p>8  <a href="#">2<sup>nd</sup> April 2024</a></p> <p>242b  <a href="#">29<sup>th</sup> July 2024</a></p> <p>567  <a href="#">24<sup>th</sup> February 2025</a></p> <p>106  <a href="#">2<sup>nd</sup> June 2025</a></p>	<p>Cllrs requested that KCC and Thames Water be invited to meet with the Town Council to discuss and map the key issues relating to flooding.</p>	<p>Meeting held February with Thames Water, KCC Highways, Cllr Streatfeild, SDC Cllr Leaman and STC/SDC Cllr Shea.</p> <p>Meeting held 26<sup>th</sup> March 2024 and verbal update provided by Cllr Shea at 2<sup>nd</sup> April 2024 Planning Committee.</p> <p>Verbal update from Cllr Shea 29<sup>th</sup> July 2024.</p> <p>Invitation received for Cllrs to attend a site visit at Dartford Road treatment works 20<sup>th</sup> August 2025.</p> <p>Sewer monitors ordered and awaiting installation in Northern Sevenoaks to gather evidence of surface water impact. Thames Water reported investigating legal action framework for householders connecting surface water to sewers, with Northern Sevenoaks to be in first tranche.</p> <p>6<sup>th</sup> October 2025 update:            Latest meeting held 9<sup>th</sup> September 2025 with following updates:            Sewer monitors have been installed at Mill Lane. Thames Water continue to investigate avenues for rectifying improper connections, with some funding having since been allocated towards this. Process is still being reviewed, but once it is finalised Mill Lane will be within the first tranche of locations for pursuing this.</p>



		<p>Clarification was sought from Thames Water in relation to spreading speculation that Thames are planning to build a sewage treatment plant in Sevenoaks and discharge the treated water into the Darent Valley river. An Officer was also invited to meet with STC and key stakeholders, including KCC, SDC and the Darent River Preservation Society as per recent request of the Planning &amp; Environment Committee.</p> <p>Thames Water clarified that the potential for a new site is explored in their 25 year plan, which allows for projected growth in housing numbers and additional pressure this will put on the network. A new sewage treatment plant is not estimated to be required until <b>2035</b> – at which point Thames Water would then start to look at options. This would be <b>preceded</b> by engagement with key stakeholders. Request was made for Town and Parish Councils as well as the Darent River Preservation Society to be added to this stakeholder list.</p> <p>While the aforementioned roundtable discussions are therefore not yet required, Thames Water Officers agreed that a short presentation to the Planning &amp; Environment Committee, as well as potentially producing a short communication which clarifies this, would be beneficial.</p>
657.c.ii <a href="#">5<sup>th</sup> February 2024</a>	RESOLVED to liaise with Kent Wildlife Trust regarding STNP objectives.	Pending
438(3) <a href="#">30<sup>th</sup> October 2023</a>	To implement a <b>Town Centre and St John's Hill Masterplan.</b>	<p>Urban Initiatives Studio have been commissioned to complete two separate Masterplans. Stakeholder events held 23<sup>rd</sup> April 2024 and 30<sup>th</sup> April 2024.</p> <p>Additional stakeholder events delayed due to general election – awaiting scheduling. Car Parking Study at St Johns to be considered by Finance &amp; Delivery Committee which may cause further delays.</p> <p>Funding for Parking and beat survey approved at F&amp;D Committee. Surveys completed and second Stakeholder events held November 2024.</p> <p>Consultation on draft St Johns Masterplan took place March 2025 for 6 weeks and consultation on draft Town Centre Masterplan commenced 28<sup>th</sup> July 2025 to conclude 30<sup>th</sup> September (extended deadline). Masterplan information stall due to be available at 6<sup>th</sup> September 2025 Street Food Festival.</p> <p>Consultation responses to be forwarded to STC's consultants following conclusion of public consultation for the draft Town Centre Masterplan on 30<sup>th</sup> September 2025. Urban Initiatives will now consider these and make any appropriate amendments to the draft</p>



		Masterplan and provide STC with a final version of both the St John's Hill Area Masterplan and the Town Centre Masterplan in due course.
440 <a href="#">30<sup>th</sup> October 2023</a>	To pursue <b>Feasibility Study</b> for a Sevenoaks Dunton Green walking and cycling route, as identified in the STNP.	<p>Phil Jones Associates have been commissioned to produce this. Currently waiting on landowners about potential wayleave conversations in the future. Additional letter sent to landowners on 24<sup>th</sup> May 2024.</p> <p><a href="#">6<sup>th</sup> October 2025 update:</a>  Following publication of SDC's draft Local Plan via its Committee papers, which includes multiple sites through which the route would cross (including that of the landowners which STC has been unable to contact), it is considered more appropriate to request PJA to complete a supportive scoping document to support the route via the Local Plan.  An email suggesting this has been forwarded to both PJA and Active Travel Officers at SDC for consideration (1<sup>st</sup> October with follow up reminder forwarded 3<sup>rd</sup> December 2025), with <a href="#">no response yet received</a>.</p>
118 <a href="#">20<sup>th</sup> May 2024</a> (First Annual Report approved)	<b>Monitoring of STNP policy application</b> in planning application decisions, and <b>actioning of projects</b> .	<p>In progress via STNP / Masterplans Working Group.</p> <p>Second Annual Report is being prepared, delayed due to other projects taking precedence.</p>
635 <a href="#">24<sup>th</sup> March 2025</a> (Locations agreed for corner protections and recommendation to Finance & Delivery Committee for funding)  36 <a href="#">14<sup>th</sup> April 2025</a>	STC to pursue provision of additional corner protections at several locations, by way of double yellow lines. To agree these locations and conduct initial informal consultation to gauge level of public support for each proposed location, and to fund the formal consultation (TRO) required by KCC, as well as eventual delivery in the event of a positive consultation response. informally consult on locations proposed to receive further corner protections, followed by	<p>Locations agreed 24<sup>th</sup> March 2025, including extension of Letter Box Lane corner protections (see below item for background), with recommendation to F&amp;D Committee to fund this (Estimated cost .</p> <p>£6,959 from CIL underspend approved by F&amp;D Committee, for STC to fund a TRO and delivery of double yellow lines at the agreed locations.</p> <p>2<sup>nd</sup> June 2025: Request from Sevenoaks Primary School to add additional location received and approved, with recommendation to F&amp;D to fund the additional location for additional £100.</p> <p>Consultation to take place on completion of Town Centre Masterplan consultation so as to keep the projects separate.</p> <p><a href="#">Consultation launched 15<sup>th</sup> October 2025 via the November Town Crier publication and with dedicated webpage on STC's website: <u><a href="#">Proposed Corner Protection locations - Sevenoaks Town Council</a></u></a></p>

<p>(Funding agreed by F&amp;D Committee) 107 <a href="#">2<sup>nd</sup> June 2025</a> (Additional location agreed and recommendation to F&amp;C Committee)</p> <p>123 <a href="#">9<sup>th</sup> June 2025</a> (Additional funding approved by F&amp;D)</p>	<p>finance of a formal TRO and their delivery.</p>	<p>70 responses received to date – largely in favour of all proposed corner protections.</p> <p>Main advertising activities delayed until after the District Council's Local Plan consultation ends (11<sup>th</sup> December), after which it will be published on social media, circulated to local Residents Associations as well as Sevenoaks Primary School for circulation to members and parents. Letter drops to households on the affected roads to be undertaken by Ward Councillors and Town Council volunteer staff in the New Year 2026. Consultation extended past usual 6 weeks until 30<sup>th</sup> January 2026 due to the Local Plan consultation.</p>
<p>67 <a href="#">29<sup>th</sup> April 2024</a> (Request made to KCC)</p> <p>131 <a href="#">3<sup>rd</sup> June 2024</a> (Further details requested by STC)</p> <p>193 <a href="#">1<sup>st</sup> July 2024</a></p>	<p>Request for Letter Box Lane corner protections to be extended further into the road.</p>	<p>Request made by STC 29<sup>th</sup> April 2024 for the TRO to be extended.</p> <p>Offer from KCC received 3<sup>rd</sup> June 2024 for STC to become project promoter for new TRO costing £3000.</p> <p>1<sup>st</sup> July 2024 – STC agreed not to pursue additional TRO due to cost implications, and to instead monitor the effectiveness of the scheme as originally designed following its deliverer.</p> <p>“Has Made” published 20<sup>th</sup> September 2024 confirming installation of original designs. Kippington Cllrs to monitor effectiveness of the double yellow lines and whether they need extension.</p> <p>Funding approved for STC to fund a TRO and delivery of double yellow lines at multiple locations (see above), including the extension of Letter Box Lane corner protection.</p>

<p>(STC agreed not to pursue additional TRO)</p> <p>339 <a href="#">7<sup>th</sup> October 2024</a> (Notice received of “Has Made”, and agreement to monitor it)</p>		<p>Consultation to take place on completion of Town Centre Masterplan consultation so as to keep the projects separate.</p> <p><a href="#">Consultation launched as above.</a></p>
<p>267 <a href="#">27<sup>th</sup> August 2024</a></p>	<p>To consider, where relevant: How will the planning proposal enhance the Sevenoaks Cultural Quarter, as defined in the Sevenoaks Town Neighbourhood Plan</p>	<p>Ongoing, for consideration of Town Cllrs when reviewing planning applications received within the Cultural Quarter.</p> <p>Applications to also be mapped periodically via the following interactive map: <a href="https://shared.xmap.cloud/?map=13e9cea6-7ceb-456e-a656-fd811bae455f">https://shared.xmap.cloud/?map=13e9cea6-7ceb-456e-a656-fd811bae455f</a></p>
<p>406 <a href="#">4<sup>th</sup> November 2024</a> (Action agreed)</p>	<p>STC to request details of extensive treeworks being undertaken in Kippington, and to pursue a TRO for those remaining.</p>	<p>SDC Tree Officer contacted 12<sup>th</sup> November 2024.</p>
<p>631 <a href="#">24<sup>th</sup> March 2025</a> (Action agreed)</p>	<p>For STC to seek the transfer of assets from SDC in light of upcoming Local Government Reorganisation and in order to retain their local management.</p>	<p>Resolved to submit expressions of interest for transfer of The Stag (including section of the car park), St John’s Hill Car Park (including Freehold of Public toilet building), St James’ Car Park, Sevenoaks Market Rights &amp; associated land, Bradbourne Vale Road horses field and Hollybush Recreation Ground. These to be applied for as a “package” so as to allow income-generating assets to offset those with only outgoing costs, with the aim of being cost-neutral to both the new unitary council and the local taxpayer.</p> <p>6<sup>th</sup> October 2025 update: One asset request out of the six applied for was approved by SDC Officers for the next round of consideration – being production and submission of a Business Plan. This has</p>

		<p>since been recommended by SDC’s Finance &amp; Investment Advisory Committee to its Cabinet, for Freehold transfer to STC. This was made subject to further analysis of any legal risks of SDC transferring the Freehold to STC.</p> <p>SDC has agreed to accept Business Plans for assets which were unsuccessful in the Expression of Interest stage. These have since been submitted for the Market Rights land, Bradbourne Vale Road horses field, Hollybush Recreation Ground <a href="#">and The Shambles</a>. An expression of Interest has also been submitted for Bradbourne Lakes.</p> <p><a href="#">22<sup>nd</sup> December 2025:</a> <a href="#">Timetable received from SDC as to when the Town Council’s requests will be considered via its Committee structure – being:</a></p> <table border="1"><tr><td colspan="2"><a href="#">Cycle 2</a></td></tr><tr><td><a href="#">Finance and Investment Advisory Committee</a></td><td><a href="#">24 March 2026</a></td></tr><tr><td><a href="#">Cabinet</a></td><td><a href="#">21 April 2026</a></td></tr><tr><td><a href="#">Council (tbc - if required)</a></td><td><a href="#">30 April 2026</a></td></tr></table>	<a href="#">Cycle 2</a>		<a href="#">Finance and Investment Advisory Committee</a>	<a href="#">24 March 2026</a>	<a href="#">Cabinet</a>	<a href="#">21 April 2026</a>	<a href="#">Council (tbc - if required)</a>	<a href="#">30 April 2026</a>
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<a href="#">Council (tbc - if required)</a>	<a href="#">30 April 2026</a>									
<p>636 <a href="#">24<sup>th</sup> March 2025</a></p>	<p>To monitor the situation of houses being converted into Airbnb or alternative holiday-hire venues and revisit potential adoption of a stance should the situation change or complaints be received of any negative impact of this.</p>	<p>Ongoing</p>								
<p>7 <a href="#">7<sup>th</sup> April 2025</a></p> <p>543 15<sup>th</sup> December 2025</p>	<p>For Councillors to consider Policy D6 (retrofitting) when considering planning applications which propose to improve energy efficiency of existing homes, in conjunction with Policy C1</p>	<p>Ongoing</p> <p><a href="#">22<sup>nd</sup> December 2025 update:</a> <a href="#">Resolution made for Councillors to adopt a presumption in favour of eco-friendly retrofitting proposals, unless there are exceptional heritage or amenity concerns which cannot be appropriately mitigated.</a></p>								

	<p>(protecting heritage assets) where appropriate.</p> <p>For Councillors to also consider Policy E5 (functionality of neighbourhood centres) when considering proposals which would improve or enhance neighbourhood centres.</p>	
<p>10 <a href="#">7<sup>th</sup> April 2025</a></p> <p>52 <a href="#">22<sup>nd</sup> April 2025</a></p> <p>253 <a href="#">28<sup>th</sup> July 2025</a></p>	<p>To oppose the renaming of the Royal Oak Hotel as “Hanover House” and to lobby Sevenoaks District Council to consider alternatives which would retain its heritage.</p>	<p>7<sup>th</sup> April 2025 – Notification received that SDC had approved the renaming of the Royal Oak Hotel – recently converted to six flats and a rear dwelling – into 1-6 Hanover House and Dolling House, respectively. Resolution to write to SDC registering Cllrs disappointment of the loss of Royal Oak name and associated heritage and request for the decision to be reconsidered.</p> <p>22<sup>nd</sup> April 2025 – Response received from SDC supporting its decision to approve the renaming of the former Hotel to Hanover House, and resolution for STC to write to the District Council again to reiterate its stance and request the decision be revoked.</p> <p>28<sup>th</sup> July 2025 – Update provided to Planning &amp; Environment Committee, including copy of letter forwarded to SDC by Mayor of Sevenoaks on behalf of STC, supporting further attempt which were understood to be pursued by the developer to reinstate the Royal Oak Hotel’s names. This included agreement from SDC Officers that “The Old Royal Oak” would be an acceptable alternative name, and that they had been in correspondence with the developer on the matter and awaited instruction.</p>
<p>151 <a href="#">16<sup>th</sup> June 2025</a></p> <p>211 <a href="#">14<sup>th</sup> July 2025</a></p>	<p>To pursue and fund a zebra crossing on Dartford Road, originally consulted on by KCC as part of the initial 20mph scheme design in 2022.</p>	<p>16<sup>th</sup> June 2025 – Draft design/plans for zebra crossing received and commented on by Town Councillors.</p> <p>14<sup>th</sup> July 2025 – Formal TRO received and resolution for STC to register its support and request its delivery as soon as possible.</p> <p>26<sup>th</sup> August 2025 – KCC has found footpath damage from tree roots under the pavement and close to where the zebra crossing will go. Following liaison with STC Officers (due to STC owning the trees), KCC is now arranging to have an exploratory trial hole dug to expose</p>

		<p>the roots and investigate the extent of their presence where the zebra crossing is intended for installation. A Tree specialist will be on site to advise on potential mitigation measures which could safely be undertaken in order to avoid both the zebra crossing damaging the health of the roots, and being damaged in turn by their future growth.</p> <p>Any works to the roots will need to be preceded by a formal section 211 notification for works to trees within a Conservation Area (WTCA), which has a maximum wait time of 6 weeks for a response from SDC.</p> <p><b>31<sup>st</sup> October 2025:</b>          Trial hole completed 25<sup>th</sup> October 2025 by KCC contractors. Results are awaited. KCC Officers have advised that if the survey shows no impact to tree roots, work may be commissioned immediately with likeliest availability being January 2026. If there is major tree root impact identified, the matter will need to be reviewed further with Conservation and Tree Officers.</p> <p><b>3<sup>rd</sup> December 2025 update:</b>          Results of the tree root investigation received from KCC, indicating that some small roots will need to be removed but a larger root can be retained and future damage to and from it mitigated by using flexible material for the tactile paving. A works to trees in a Conservation Area (WTCA) notification has been submitted to SDC and validated on 4<sup>th</sup> December 2025 under reference <u>25/03411/WTCA</u>.</p> <p>The deadline for SDC to raise any objection is 14<sup>th</sup> January 2026, after which work can commence. SDC Officer Alan Osuoha has confirmed that this work has been programmed and an exact start date will be provided when all is confirmed.</p>
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**Completed Matters** – Actions COMPLETED via Sevenoaks Town Council’s Planning & Environment Committee, since the last report received 26<sup>th</sup> August 2025.

Minute Number and Date	Action	Update/Status								
<a href="#">26<sup>th</sup> August 2025</a> 278d  <a href="#">8<sup>th</sup> September 2025</a> 318c  <a href="#">6<sup>th</sup> October 2025</a> Agenda pages 27-30	To request KCC consider revising its policy excluding allowance of Speed Indicator Devices and Vehicle Activated Signs on 20mph roads	26 <sup>th</sup> August 2025: Matter proposed by Cllr Clayton under a related Agenda Item with resolution to consider at the next meeting.  8 <sup>th</sup> September 2025: 318c) 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  6 <sup>th</sup> October 2025: Copy of STC’s letter and subsequent response from KCC Cabinet member for Highways & Transport published via the Agenda papers for the 6 <sup>th</sup> October 2025 Planning & Environment Committee.								
<a href="#">6<sup>th</sup> October 2025</a> 391	To nominate the following sites as Assets of Community Value: <table><tr><td>Oakhill Road scout hut</td></tr><tr><td>Mill Lane scout hut</td></tr><tr><td>The Shambles</td></tr><tr><td>Hollybush Recreation Ground, associated assets &amp; lower field</td></tr></table>	Oakhill Road scout hut	Mill Lane scout hut	The Shambles	Hollybush Recreation Ground, associated assets & lower field	<table><tr><td>Submitted and <b>successful</b></td></tr><tr><td>Submitted and <b>successful</b></td></tr><tr><td>Submitted and <b>successful</b></td></tr><tr><td>Submitted and <b>part successful with omission of four parcels</b></td></tr></table>  6 <sup>th</sup> October 2025: Notice of Oakhill Road and Mill Lane Scout Huts’ successful registration, as well as on the submission of two further nominations for Hollybush Recreation Ground and the Shambles received.	Submitted and <b>successful</b>	Submitted and <b>successful</b>	Submitted and <b>successful</b>	Submitted and <b>part successful with omission of four parcels</b>
Oakhill Road scout hut										
Mill Lane scout hut										
The Shambles										
Hollybush Recreation Ground, associated assets & lower field										
Submitted and <b>successful</b>										
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Submitted and <b>successful</b>										
Submitted and <b>part successful with omission of four parcels</b>										

<p>392a-d</p> <p><a href="#">20<sup>th</sup> October 2025</a> 404a-e</p> <p><a href="#">3<sup>rd</sup> November 2025</a> 428a-e</p>		<p>Request received from SDC proposing to eliminate four parcels from the registration – being the upper bowling green, SDC Depot, eastern parcel to the west of Seal Hollow Road and are area of land to the rear of 9-12 The Paddocks. This on the grounds that they were not considered to be eligible for registration. Resolution for STC to request retention and registration of all four parcels on the grounds that the Town Council considered their contribution to the Recreation Grounds’ identity and functionality to be equally important. Formal request also received from Hollybush Residents Association for the Town Council to insist upon the upper bowling green’s inclusion.</p> <p>20<sup>th</sup> October 2025: Notice of Hollybush Recreation Grounds’ part registration, with SDC having rejected STC’s case in support of the four parcels’ inclusion.</p>
<p><a href="#">20<sup>th</sup> October 2025</a> 405a-d</p> <p><a href="#">3<sup>rd</sup> November 2025</a> 430a-f</p> <p><a href="#">17<sup>th</sup> November 2025</a></p>	<p>To consider the draft Local Plan Regulation 18 consultation October-December 2025 and agree a response</p>	<p>20<sup>th</sup> October 2025: Notice received that the Local Plan Regulation 18 consultation will launch 23<sup>rd</sup> October 2025, with agreement that Ward Councillors would review proposed housing and employment site allocations within their respective areas.</p> <p>3<sup>rd</sup> November 2025: Briefing documents prepared by the Planning Committee Clerk, including planning history of all proposed Sevenoaks Town allocation sites, as well as the key content of all policies. Draft responses to Policies DE1-DE7 as well as to St John’s and Kippington Ward allocations agreed, with the remaining policies and allocations deferred.</p> <p>17<sup>th</sup> November 2025: Draft responses to Policies H4, DE1, DE2, as well as to Sevenoaks Town and Eastern Ward allocations agreed, with the remaining policies and allocations deferred. Working Group comprising Cllr Shea, Cllr Skinner, Cllr Clayton, Cllr</p>



<p>458a-d</p> <p><a href="#">1<sup>st</sup> December 2025</a></p> <p>520a-i</p> <p>8<sup>th</sup> December 2025 (full Council)</p> <p>531.2</p>		<p>Varley and Cllr Dr Canet formed to produce draft responses to the remaining Local Plan Policies not yet commented on.</p> <p>1<sup>st</sup> December 2025: Full draft report collating draft and pre-approved responses to all allocations and policies received. Draft responses to Northern Ward allocations and Sevenoaks Station allocation agreed, with the remaining draft responses agreed in principle subject to any minor amendments approved by the Working Group.</p> <p>8<sup>th</sup> December 2025: Full draft response agreed at full Council for submission. Copy published via the Agenda papers for the <a href="#">15<sup>th</sup> December Planning &amp; Environment Committee</a>, as submitted 9<sup>th</sup> December 2025.</p>
<p>241</p> <p><a href="#">29<sup>th</sup> July 2024</a> (Agreed to register Hatton House as a Community Asset)</p> <p>341</p> <p><a href="#">7<sup>th</sup> November 2024</a></p> <p><a href="#">522</a></p> <p>20<sup>th</sup> January 2025 (Agreed to submit an Intention to Bid)</p> <p>632</p> <p><a href="#">24<sup>th</sup> March 2025</a> (Notification of Intent to Bid submitted)</p>	<p>To submit an Intention to Bid on Hatton House (Adult Education Centre) in the event that it is put up for sale by Kent County Council.</p>	<p>29<sup>th</sup> July 2024 – Hatton House (Adult Education Centre) agreed to be registered as an Asset of Community Value.</p> <p>7<sup>th</sup> November 2024 – Notice received that the nomination was successful and Hatton House registered as an Asset of Community Value.</p> <p>20<sup>th</sup> January 2025 – Agreement at full Town Council meeting to submit an Intention to Bid on Hatton House, should it be put up for sale by KCC, in order to pause its sale on the open market for 6 months.</p> <p>24<sup>th</sup> March 2025 – Notification of KCC’s intention to sell (“dispose of”) Hatton House, and of STC’s subsequent submission of an Intention to Bid. Report from Town Clerk that KCC has yet to confirm its intended sale price, however STC had in the meantime scheduled a site visit on 7<sup>th</sup> April 2025.</p> <p>6<sup>th</sup> October 2025 update: Hatton House has since been listed on the open market, following conclusion of the moratorium period.</p>

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **11<sup>th</sup> November 2025 to 15<sup>th</sup> December 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)
25/00104/FUL	Greensands, Oak Lane – Kippington	<p><b>24<sup>th</sup> February 2025:</b> STC recommended refusal, 3 grounds, 3 condition requests via informative.</p> <p><b>7<sup>th</sup> April 2025:</b> STC recommended refusal, 3 grounds, 4 condition requests via informative.</p> <p><b>19<sup>th</sup> May 2025:</b> STC recommended refusal, 3 grounds, 5 condition requests via informative.</p> <p><b>28<sup>th</sup> July 2025:</b> STC recommended refusal, 6 grounds, 6 condition requests via informative.</p> <p><b>26<sup>th</sup> August 2025:</b> STC recommended refusal, 6 grounds, 6 condition requests via informative.</p> <p><b>8<sup>th</sup> September 2025:</b> STC recommended refusal, 6 grounds, 6 condition requests via informative.</p>	<p>14<sup>th</sup> November 2025: SDC Refused, 1 ground, via DMC.</p>
25/01086/FUL	West Heath School, Ashgrove Road – Kippington	<p><b>28<sup>th</sup> July 2025:</b> STC recommended approval, 2 conditions.</p> <p><b>20<sup>th</sup> October 2025:</b> STC recommended approval.</p>	<p>24<sup>th</sup> November 2025: SDC Granted, 10 conditions.</p>
25/01447/FUL	8C Eadrley Road – Town	<p><b>14<sup>th</sup> July 2025:</b> STC recommended approval, 1 informative.</p> <p><b>20<sup>th</sup> October 2025:</b> STC recommended approval, 1 condition.</p>	<p>2<sup>nd</sup> December 2025: SDC Granted, 5 conditions.</p>

25/01785/FUL	South Craig, 6 Kinncraig Drive – St Johns	<b>22<sup>nd</sup> September 2025:</b> STC recommended approval, 1 condition, 1 informative. <b>3<sup>rd</sup> November 2025:</b> STC recommended approval, 1 condition.	14 <sup>th</sup> November 2025: SDC Granted, 5 conditions.
25/02230/HOUSE	11 Knole Way – Eastern	<b>8<sup>th</sup> September 2025</b> STC recommended refusal, 1 condition. <b>6<sup>th</sup> October 2025:</b> STC recommended <b>refusal</b> , 1 condition. (Planning Officer satisfied there is no loss of amenity to neighbours)	13 <sup>th</sup> November 2025: SDC <b>Granted</b> , 1 condition. (No Officer Report to view their amenity review)
25/02266/LBCALT	40-42D London Road – Town	<b>6<sup>th</sup> October 2025:</b> STC recommended approval, 1 condition.	18 <sup>th</sup> November 2025: SDC Granted, 4 conditions.
25/02330/FUL	72 Weald Road – Kippington	<b>6<sup>th</sup> October 2025:</b> STC recommended approval, 1 condition.	24 <sup>th</sup> November 2025: SDC Granted, 4 conditions.
25/02381/MMA	Tanglewood Muchley, Ashgrove Road – Kippington	<b>6<sup>th</sup> October 2025:</b> STC recommended approval.	17 <sup>th</sup> November 2025: SDC Granted, 4 conditions.
25/02488/HOUSE	14 Hillside Road – Eastern	<b>6<sup>th</sup> October 2025:</b> STC recommended approval, 3 conditions.	19 <sup>th</sup> November 2025: SDC Granted, 4 conditions.
25/02499/HOUSE	48 Bradbourne Road – St Johns	<b>6<sup>th</sup> October 2025:</b> STC recommended approval.	25 <sup>th</sup> November 2025: SDC Granted, 3 conditions.
25/02533/FUL	6, 8, 10 and 10B Victoria Road – Town	<b>20<sup>th</sup> October 2025:</b> STC recommended approval, 2 conditions.	17 <sup>th</sup> November 2025: SDC Granted, 3 conditions.
25/02567/HOUSE	25 The Middlings – Kippington	<b>20<sup>th</sup> October 2025:</b> STC recommended approval, 1 condition.	2 <sup>nd</sup> December 2025: SDC Granted, 4 conditions.
25/02630/HOUSE	44 Quakers Hall Lane - Eastern	<b>20<sup>th</sup> October 2025:</b> STC recommended approval, 1 condition.	20 <sup>th</sup> November 2025: SDC Granted, 4 conditions.
25/02655/HOUSE	Thornhill, Oak Lane – Kippington	<b>20<sup>th</sup> October 2025:</b> STC recommended refusal, 1 ground.	24 <sup>th</sup> November 2025: SDC Refused, 2 grounds.
25/02687/HOUSE	Hillside House, 41B Oakhill Road – Kippington	<b>20<sup>th</sup> October 2025:</b> STC recommended approval.	27 <sup>th</sup> November 2025: SDC Granted, 3 conditions.
25/02717/HOUSE	43 Garth Road – Kippington	<b>3<sup>rd</sup> November 2025:</b> STC recommended approval, 1 condition.	5 <sup>th</sup> December 2025: SDC Granted, 1 condition.

25/02750/HOUSE	2 Pinewood Avenue – Eastern	<b>20<sup>th</sup> October 2025:</b> STC recommended approval.	28 <sup>th</sup> November 2025: SDC Granted, 3 conditions.
25/02790/HOUSE	20 Swaffield Road – Eastern	<b>3<sup>rd</sup> November 2025:</b> STC recommended approval, 2 conditions.	8 <sup>th</sup> December 2025: SDC Granted, 4 conditions.
25/02830/HOUSE	35 White Hart Wood – Kippington	<b>3<sup>rd</sup> November 2025:</b> STC recommended approval.	8 <sup>th</sup> December 2025: SDC Granted, 3 conditions.

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# Planning Applications to be Considered

Planning Applications received to be considered on 22 December 2025

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/00978/FUL</b>	Stephanie Payne 08/01/2026	Cllr Dr Dixon	Robinson Escott Planning
<i>Case Officer</i>				
<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>
				16/12/25
<b>25/00978/FUL - Amended plan</b>				
<b>Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and assoicated landscaping. Associated works.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Further information has been provided in relation to drainage and trees for the development.</b>				
<b>- Ground Investigation and Hydrogeological Report - Potential Groundwater Impacts - Lustre Consulting</b>				
<b>Foundation Strategy for planning - CTO Consulting Engineers</b>				
<b>- A tree report - which includes how the foundation strategy, informed by trial pits, will retain the boundary trees with No.28</b>				
<b>- Updated Planning and Design and Access statement</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SU3LY6BKFLU00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SU3LY6BKFLU00</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/02033/HOUSE</b>	Zoe Dommett 31/12/2025	Cllr Daniell	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stamp		Faircrouch	22 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/25
<b>25/02033/HOUSE - Amended plan</b>				
<b>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.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Tree Survey and Arboricultural Impact Assessment report now provided.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SZRB9OBKHVB00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SZRB9OBKHVB00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/02368/FUL</b>	Samantha Yates 03/01/2026	Cllr Dr Dixon	Robinson Escott Planning

# Planning Applications to be Considered

Planning Applications received to be considered on 22 December 2025

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd		73-75 Bradbourne Park Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			10/12/25
<b>25/02368/FUL - Amended plan</b>			
<b>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.</b>			
<b>A summary of the main changes are set out below:</b>			
<b>Architecture:</b>			
<b>Proposed Site Layout Plan - 8993-PD-20 B - Offset Architects</b>			
<b>Ecology:</b>			
<b>KCC Response Letter &amp; Appendices - Greenspace Ecological Solutions, 21 November 2025</b>			
<b>Updated BNG Metric Spreadsheet</b>			
<b>The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology</b>			
<b>Biodiversity Gain Plan, 21 November 2025</b>			
<b>BNG_Figure 1_Baseline Habitats Plan - 1.1</b>			
<b>BNG_REV C_Bradbourne_Figure 2 - Proposed Habitat Plan 1.1</b>			
<b>Aboriculture:</b>			
<b>Aboricultural Report - GRS, 21 November 2025</b>			
<b>Landscaping:</b>			
<b>Landscape General Arrangement Plan Rev A - PJC Consultancy</b>			
<b>A summary of the changes to the scheme is listed below:</b>			
<b>Retention of trees T22 and T23</b>			
<b>Reduction in rear amenity area of Plot 3 and creation of additional scrub area along western boundary of site (outside the curtilage)</b>			
<b>Revisions to soft landscaping scheme</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T1AVDZBKII000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T1AVDZBKII000</a>		

4	Plan Number	Planning officer	Town Councillor	Agent
	25/03227/HOUSE	Christopher Park 28/12/2025	Cllr Gustard	Saunders Rural Solutions
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Bowman		Penina	2 Yeomans Meadows	Kippington
Town		County	Post Code	Application date
				05/12/25
Erection of a swimming pool and associated landscaping				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T5OCRJBKK5000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T5OCRJBKK5000</a>			

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03306/HOUSE	Christopher Park 28/12/2025	Cllr Layne	Lucy Wood Architects



# Planning Applications to be Considered

Planning Applications received to be considered on 22 December 2025

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Charman		26 Vine Court Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/12/25
<b>Demolition of existing non-original garage and conservatory extension; Single storey rear and side ground floor extension, rear first floor extension, front first floor extensions including a new double bay window, new dormer windows and rooflights; Single storey garage extension with associated new basement, accommodation in the eaves and rooflights; Alteration of front entrance porch and door; Alteration of fenestration and replacement of existing windows throughout; Replacement of existing roof structure and coverings; Replacement of existing front boundary fence with new brick wall, brick piers, black painted metal railings and electric gates.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T63639BKKBO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T63639BKKBO00</a>		

6	Plan Number	Planning officer	Town Councillor	Agent
	25/03322/HOUSE	Summer Aucoin 04/01/2026	Cllr Clayton	Studio Charrette
Case Officer				
Applicant		House Name	Road	Locality
L Prior			72 St Johns Hill	Eastern
Town		County	Post Code	Application date
				11/12/25
Dropped Kerb for vehicular access, new permeable hardstanding driveway and associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6AKLWBKKCZ00			

7	Plan Number	Planning officer	Town Councillor	Agent
	25/03332/HOUSE	Zoe Dommett 04/01/2026	Cllr Gustard	Atelier De Linde Ltd
Case Officer				
Applicant		House Name	Road	Locality
Ms D Kaur			6 Rosefield	Kippington
Town		County	Post Code	Application date
				11/12/25
Replacement of the existing conservatory with an orangery, extension of the front porch, alterations to fenestration, installation of a walk-on rear balcony, alteration and extension of the garage, cycle store, external landscaping including driveway, repositioning of entrance gate and internal alterations.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6CFEDBKMD00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6CFEDBKMD00</a>			

8	Plan Number	Planning officer	Town Councillor	Agent
	25/03333/HOUSE	Summer Aucoin 31/12/2025	Cllr Ancrum	Roger Brunning
Case Officer				
Applicant		House Name	Road	Locality
Mr M Pinder			74 St Johns Hill	Eastern
Town		County	Post Code	Application date
				08/12/25
Hip to gable loft conversion. Roof dormer with Juliette balcony and rooflight.				

# Planning Applications to be Considered

Planning Applications received to be considered on 22 December 2025

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6CFEUBKKDP00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6CFEUBKKDP00</a>
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<b>9</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03340/HOUSE	Summer Aucoin 31/12/2025	Cllr Clayton	Howard Sharp And Partners LLP
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
A & O Adeleye			14 Hillside Road	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				08/12/25
<b>Demolition of part front/southern side of garage; erection of double-storey front extension including porch. Alterations to fenestration and associated roof and internal alterations.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6EB1XBKKE800">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6EB1XBKKE800</a>			

<b>10</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03360/HOUSE	Summer Aucoin 02/01/2026	Cllr Layne	KmCreations.Ltd
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr and Mrs Deane			57 Wickenden Road	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				09/12/25
<b>Demolition of detached garage and utility. Erection of single-storey ground floor wrap around side and rear extension with rooflights. Widen existing front boundary fence. Loft conversion with flat roof dormer, Juliette balcony and rooflights. Associated hard and soft landscaping including front driveway, rear patio and boundary fencing. Alterations to fenestration.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6G50RBKKFB00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6G50RBKKFB00</a>			

<b>11</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03365/CONVAR	Christopher Park 31/12/2025	Cllr Daniell	EDEN Garden Rooms Ltd
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Ms Maria Wentworth			72 Weald Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				08/12/25
<b>Removal of condition 4 'No development shall take place until a site-specific Arboricultural Method Statement and a Tree Protection Plan has been submitted to and approved in writing by the local planning authority.' of 25/02330/FUL Timber framed, insulated, double glazed, single storey garden out building.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6G56UBKKFL00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6G56UBKKFL00</a>			

<b>12</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	25/03396/HOUSE	Zoe Dommett 08/01/2026	Cllr O'Hara	Harringtons 2006

# Planning Applications to be Considered

Planning Applications received to be considered on 22 December 2025

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Farmer		1 Pontoise Close	Northern
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			15/12/25
<b>Single storey rear extension, front porch and alterations to front of site to provide 2 no. parking spaces, new boundary fencing and step access.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6PDYNBKKHS00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6PDYNBKKHS00</a>		

13	Plan Number	Planning officer	Town Councillor	Agent
	25/03401/FUL	Zoe Dommett 03/01/2026	Cllr Granville	Crane Garden Buildings
Case Officer				
Applicant		House Name	Road	Locality
Mr Edden		Flat 2	19 Pembroke Road	Town
Town		County	Post Code	Application date
				10/12/25
Installation of a single storey timber summerhouse in the rear garden				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6PE1SBKKI300">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T6PE1SBKKI300</a>			