



7th January 2025



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 13th January 2025**.

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/lOu-bK98MY> 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 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 Ancrum – Mayor
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell – Deputy Leader
Cllr Dr Dixon
Cllr Granville
Cllr Gustard

Cllr Layne
Cllr Michaelides
Cllr O'Hara
Cllr Shea
Cllr Skinner OBE – **Vice Chair**
Cllr Varley
Cllr Willis
Cllr Wightman – **Leader**

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



Town Clerk

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions 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.
- 2 REQUESTS FOR DISPENSATIONS
To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.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 5-9)
To receive and agree the Minutes from the Planning Committee Meeting held on 23rd December 2024.
- 5 STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS (Pages 11-16)
 - a) To receive notice and plans of a new dwelling to the south east side of the garden of Garnetts, Grassy Lane which is being built. The new address has been amended from Plot 1, Garnetts, Grassy Lane to Oakhaven, Grassy Lane, TN13 1PL. (Pages 11-13)
 - b) To receive notice and plans for a new dwelling to the rear of De Winter House, Granville Road which has been built. The new address has been amended from Land Rear of De Winter House, Granville Road to Aashirvaad, Granville Road, TN13 1HB. (Pages 14-16)
- 6 SITE OF 136 HIGH STREET: INVITATION TO SUBMIT NAME RECOMMENDATIONS TO THE THREE APARTMENT BLOCKS (Pages 17-18)
 - a) To receive invitation from Purelake New Homes Ltd, the developer of the site at 136 High Street, for Sevenoaks Town Council to submit name recommendations for the three apartment blocks currently being built at the development site.
 - b) To receive a report providing some historic background of the site, to inform any recommendations.

c) To discuss and agree name recommendations for the three apartment blocks, for consideration of Purelake New Homes Ltd.

7 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 19-20)

a) To receive notice that the below applications were GRANTED by Sevenoaks District Council's Development Management Committee on 19th December 2024:

- **24/02036/HOUSE – 3 St Johns Hill: New solar panels.**
- **24/02037/LBCALT – 3 St Johns Hill: New solar panels.**

b) To receive notice that the below application is due to be discussed by the Development Management Committee on 9th January 2025. This was previously allocated to Cllr Dr Canet. (Pages)

- **24/01543/MMA – 63 Bosville Drive: Amendment to 23/03542/HOUSE to amend roof pitch and eaves height to the approved additional storey and to amend fenestration.**

INFORMATIVE:

On 12th August 2024 and subsequently on amended versions on 4th November 2024 and 16th December 2024, Sevenoaks Town Council recommended approval of the application. The superseded 4th November 2024 recommendation also stipulated that the Planning Officer either be satisfied that the neighbour's amenity at number 61 will not be adversely impacted, or that a condition be placed for the window to be inward opening with an open grill on the outside, to mitigate impact.

c) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SEXBBBBKGWK00>

8 ROAD CLOSURES (Pages 21)

To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes.

9 UPDATED WORK SCHEDULE FOR THE SEVENOAKS EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE (Pages 23-25)

To receive and note an updated schedule for works on the Sevenoaks East to West Walking, Wheeling and Cycling route.

10 RECOMMENDATIONS FROM THE MOVEMENT & NET ZERO WORKING GROUP

To receive and agree any recommended actions resulting from the Movement & Net Zero Working Group, which preceded the Planning & Environment Committee.

10 PLANNING APPLICATIONS (Pages 27-34)

a) To receive and note comments made on applications considered under Chair's Action and submitted to Sevenoaks District Council due to the Christmas closure period. (Pages 27-29)

b) 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](#).

c) The meeting will be reconvened to consider planning applications received during the two and a half weeks ending 6th January 2025. (Pages 30-34)

11 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 23rd December 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/rAjl1JG7LMQ>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

481 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

482 DECLARATIONS OF INTEREST

None.

483 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 16th December 2024.

It was RESOLVED that the minutes be approved.

484 STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS

The Committee noted that a new dwelling to the front of Otia Tuta, Grassy Lane had been created, with details and plans received. The new address had been amended from Plot 1, Otia Tuta to Elysium House, Grassy lane, Sevenoaks, TN13 1PL.

485 ARRANGEMENTS FOR CONSIDERING PLANNING APPLICATIONS DURING THE CHRISTMAS CLOSURE PERIOD

The Committee received reminder that all planning applications received between 17th-20th December 2024 would be processed under Chair’s Action due to the Christmas

closure period. Applications had been allocated to Ward Councillors for their appraisal as usual, with their draft recommendations to be approved by both the Chair and the Town Clerk under executive powers, as per Standing Order 15.b.xv. Approved comments would then be forwarded to the District Council and reported to the next Planning & Environment Committee.

486 PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the week ending 16th December 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

487 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 7:25pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 23-12-24

1	Plan Number	Planning officer	Town Councillor	Agent
	24/02395/HOUSE	Abbey Aslett 07/01/2025	Cllr Gustard	N/A
Applicant	House Name	Road	Locality	
C Feasey	Annexe at White Friars Lodge	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			13/12/24	

24/02395/HOUSE - Amended plan

Extension to existing annexe and alterations to fenestration. Associated changes to landscaping.

A summary of the main changes are set out below:

Tree protection plan and landscaping plan submitted.

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no loss of amenity to neighbours,
- Replacement of any trees to be removed, as per Sevenoaks Town Neighbourhood Plan Policy L4,
- The annexe being inured to the main residential dwelling

2	Plan Number	Planning officer	Town Councillor	Agent
	24/02413/HOUSE	Abbey Aslett 07/01/2025	Cllr Shea	N/A
Applicant	House Name	Road	Locality	
Mr I Osburn	Pounsley House	Pounsley Road	Adjoining Northern	
Town	County	Post Code	Application date	
			13/12/24	

24/02413/HOUSE - Amended plan

Extend roof, insert new dormers, roof lights, and juliet balcony. Demolish side extension, to be replaced with new single storey, flat roofed, extension with roof lanterns. New rear conservatory to replace existing. Infill extension to rear. Changes to fenestration. Demolish existing garage and laundry building and construct ancillary annexe building. Demolish two outbuildings. Erect two new free-standing car ports.

A summary of the main changes are set out below:

New existing and proposed site plans to more accurately reflect the positioning of outbuildings (some now more than 5m from dwelling). Heritage maps also provided.

Comment

Sevenoaks Town Council did not comment, as this application is outside of Sevenoaks Town.

Planning Applications Considered

Applications considered on 23-12-24

3	Plan Number	Planning officer	Town Councillor	Agent
	24/02568/FUL	Abbey Aslett 10/01/2025	Cllr Clayton	N/A
Applicant		House Name	Road	Locality
Wellington Pub Company			47 Bethel Road	Eastern
Town		County	Post Code	Application date
				16/12/24
Demolition of the existing building and erection of three detached dwellings.				

Comment

Sevenoaks Town Council recommended approval, provided that:
- The Conservation Officer is satisfied with the materials and finishes
- The Planning Officers are satisfied that the development meets the Sevenoaks Town Neighbourhood Plan Biodiversity criteria, and
- An appropriate affordable housing contribution is made.

4	<i>Plan Number</i> 24/02860/HOUSE	<i>Planning officer</i> Stephanie Payne 06/01/2025	<i>Town Councillor</i> Cllr Willis	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Kate Drummond Trust			10 Oak Lane	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/12/24	

24/02860/HOUSE - Amended plan

Two storey extension to West side and two storey extension to rear and East side.

A summary of the main changes are set out below:

The scheme has been amended and no longer includes any changes to proposed landscaping or driveway works or fencing and the description of works has changed as a result.

The design of the eastern extension has been amended in terms of its roof profile.

A revised design and access statement has been included.

Comment

Proposed by the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the changes to roofing.

5	<i>Plan Number</i> 24/03130/HOUSE	<i>Planning officer</i> Summer Aucoin 05/01/2025	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kriel			57 Bosville Drive	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/12/24	

Erection of porch and single storey side extension with associated works.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-12-24

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03134/LDCEX	Samantha Yates 04/01/2025	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dias			156 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/12/24
Confirmation works commenced in relation to partial demolition of existing building pursuant to grant of planning 21/03037/FUL Demolition of existing office building and the construction of a new mixed use development, comprising of office space and three residential flats.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is properly satisfied that the works on this site merit a Lawful Development Certificate.

Informative:

Sevenoaks Town Council noted that, while minor demolition works have started, there is no evidence of the applicant having started work on the new development.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03159/CONVAR	Samantha Yates 06/01/2024	Cllr Varley	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P & Mrs H Cossell			9 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/24
Removal of condition 6 (archeological written scheme of investigation) of 24/01309/FUL to Demolition of existitng dwelling and garage to be replaced with new dwelling with west facing balcony, rooflights and pv panels, new carport/garage with ev charger. Utility cabinet and Air Source Heat Pump.				

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

Sevenoaks Town Council recommended refusal unless both the Archeological Officer and the Planning Officer are satisfied that there is no need for the condition to remain.

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Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00132/NEWDEV

Date: 17th December 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Garnetts Grassy Lane Sevenoaks Kent TN13 1PL

A new dwelling is being built in the garden of Garnetts to the south east side.

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

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

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

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We invest in people Platinum

Site: Garnetts Grassy Lane Sevenoaks Kent TN13 1PL

Plot	New Address
Plot 1, Garnetts, Grassy Lane	Oakhaven Grassy Lane Sevenoaks Kent TN13 1PL



© Crown copyright and database rights 2024 Ordnance Survey AC0000822250



© Crown copyright and database rights 2024
Ordnance Survey AC0000822250

24/00132/NEWDEV - Plot 1, Garnetts, Grassy Lane, Sevenoaks TN13 1PL

Any Aerial Imagery is © Copyright Getmapping PLC or
© Copyright Getmapping PLC and Bluesky Ltd

Scale: 1:2,117 @ A4
Date: December 2024

13
Map generated from SDC GISMO.
Produced by the GIS Team, Sevenoaks District Council



Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00135/NEWDEV

Date: 31st December 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Land Rear Of De Winter House Granville Road Sevenoaks Kent TN13 1DZ

A new property has been built to the rear of DeWinter House. It shares the same parking area as, but is a distinctly separate property built to the rear of, DeWinter House with pedestrian access between DeWinter House and 35 Granville Road.

***** Royal Mail - Please activate on PAF straightway, don't add to NYB *****

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

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

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

INVESTORS IN PEOPLE®
We invest in people Platinum

Site: Land Rear Of De Winter House Granville Road Sevenoaks Kent TN13 1DZ

Plot	New Address
Land Rear Of De Winter House, Granville Road	Aashirvaad Granville Road Sevenoaks Kent TN13 1HB



Agenda Item 6

Site of 136 High Street: Invitation to submit name recommendations to the three apartment blocks

The following historic background details have been compiled, with regards to the origins of the name “Chandlers Walk” and “Chandlers Yard”. These may be of use in deciding potential names for the three apartment blocks at the development site of 136 High Steet, due to its historic significance.

Purelake New Homes Ltd’s agent has discovered that Chandlers Place was originally a corn chandlers. The earliest known use of the term being cited as 1687 in London Gazette (Oxford English Dictionary) and denotes a retailer of corn, grain or related products.

[Sevenoaks History Hub posted to Facebook](#) the below picture with the following information on 18th December 2024:

“J. S. Charlton Ltd. Corn chandlers. This photo was taken in the 1970s, and the store and others seen here were demolished to make way for what became Tesco. The gap between the Charlton shop and Suffolk Place was known as Charlton’s Yard from the mid 1920’s

La Belle Femme can be seen to the right.”



[Sevenoaks Society’s 1998/2001 Town Survey Update](#) provides the following historic information relating to previous names associated with the site:

Original bank building dating from 1839 [...]. In 1926, the building was demolished and replaced by single storey brick and rendered building with pitched roof. Again demolished in 1978 and rebuilt as Tesco in 1978/79.

No. 136:

- Bank – Kent and Sussex Bank – pre 1839 to 1848
- London and County Bank – 1848 to 1874 (moving to No. 67)
- Millinery – Holborn Millinery – 1927 to 1933
- Childware – Chick Childware – 1934 to 1935
- Library – Prior’s Library – 1935 to 1947
- Hearman’s Library – 1947 to 1951
- Men’s Outfitters – Leslie French – 1951 to 1953
- Sports Goods – Tam Hunter – 1953 to ?
- Motor Accessories – Rally Point – ? to 1976/77
- No. 136a
- Men’s Outfitters – Leslie French – 1933 to 1937
- Arthur Walker – 1937 – ?
- Shoe Shop – Clark’s Shoes – ? to 1978

No. 136b

- Mixed business – Miss Bennitt – 1927 to 1955
- Mrs. McAulay – 1955 to 1972
- Records – Spinning Disc – 1972 to 1978

No. 136c

- Baker – Wheeler – 1927 to 1931
- Hairdresser – Smith – 1932 to 1933
- Simpson – 1934 to 1935
- Cleaners – Achille Serre – 1935 to 1975
- La Belle Femme – 1975 to 1978

Nos. 136d and 136e were an extension built on north side of Suffolk House in 1926 [...]

No. 136d:

- Confectioner/Tobacconist – Cowlard – 1933 to 197?
- Vant – 197? To 1978

No. 136e:

- Corn Chandler – 1926 to 1978 – largest unit with gap between shop and Suffolk Place known as Charlton’s Yard from mid 1920’s.



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Abbey Aslett
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 24/01543/MMA
Your Ref:
Date: 31 December 2024

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 63 Bosville Drive Sevenoaks Kent TN13 3JB

Development: Amendment to 23/03542/HOUSE to amend roof pitch and eaves height to the approved additional storey and to amend fenestration.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **9 January 2025** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

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

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

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

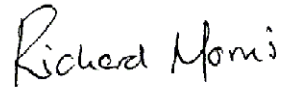
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient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

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

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

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

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The script is cursive and fluid.

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services

Summary report of upcoming Temporary Road Closures

- 1 B2019 SEAL HOLLOW ROAD JUNCTION WITH A25 FROM 15TH JANUARY 2025 FOR 2 DAYS BETWEEN 9PM AND 5AM
 - a) The above road will be closed to through traffic at the junction between the hours of 9pm and 5am from 15th January 2025, with expected completion by 16th January 2025.
 - b) The alternative route is via A25 Seal Road, A225 St Johns Hill, B2019 Seal Hollow Road.

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Highway improvements in your area

Sevenoaks East West Walking, Wheeling & Cycling

How will we carry out the works and how it will affect you

The works will be undertaken using **temporary traffic signals** and a **road closure** to give our contractor a safe area within which to carry out construction. A diversion route will be signed for any closure planned as part of the works.

Why are we doing this work?

Sevenoaks District Council and Kent County Council (KCC) are working together to deliver a safe and attractive walking, wheeling and cycling route that connects the east and west of Sevenoaks town, encouraging residents to walk, wheel and cycle safely as an alternative to using their cars for short journeys.

The route connects many of the town's schools with the communities they serve, from Riverhead and Amherst schools in the west of the town with Trinity, Weald of Kent and Tunbridge Wells Grammar School for Boys annexes in the east, also picking up Sevenoaks Primary, Walthamstow Hall Junior School, Russell House and Knole Academy along the way. The route will also provide easy access to Sevenoaks railway station. By improving these connections, it is hoped that the route will be popular with children, commuters and the wider community.

The funding to deliver the route has already been secure via Active Travel England, and in Summer 2023 we undertook a consultation on the design of the route.

Further information on this scheme and other Kent County Council's Active Travel schemes can be found on the links below: -

[Road projects - Kent County Council](#)

<https://www.kent.gov.uk/roads-and-travel/road-projects>

How you can help us

We need your help to make sure the work is done as quickly as possible and to the best possible quality. We want to complete the works as quickly as we can and without causing you too much inconvenience. If your vehicle is usually parked on the carriageway, please make sure you park it somewhere else away from the site whilst the works are carried out.

For your safety and the safety of our workforce, please drive carefully and slowly through the roadworks.

Feedback from our workers shows that too many drivers go too fast through roadworks. Everyone is entitled to a safe workplace and our staff work next to moving traffic and risk injury every day to maintain and improve the highway for everyone.

How to contact us?

For further information or to find out more about what we do please visit our website www.kent.gov.uk/highways where you can also report a fault on any of our roads across Kent. You can find us on Twitter @KentHighways. You can also view our diversion/permit details at www.one.network. Alternatively, you can call us on 03000 41 81 81.

We often ask residents to fill in a short feedback survey online at www.kent.gov.uk/roadworkssurvey.

WARNING – Beware Bogus Callers

Kent County Council Highways, Transportation and Waste do not allow works to be carried out on private properties. If anyone says they are working for us or our specialist contractors and offer to carry out any work for cash, they should be treated with caution. We advise you to contact Citizen's Advice on 03444 111 444 (Monday to Friday 9.00am to 5.00pm)

Highway improvements in your area

Sevenoaks East West Walking, Wheeling & Cycling

What we plan to do – Active Travel Scheme

Kent County Council are planning to provide a new walking, wheeling and cycling route between A25 Worships Hill and B2019 Seal Hollow Road, Sevenoaks.

The scheme will include: -

- A new shared (pedestrian and cycle) crossing at A25 Worships Hill, London Road and St Johns Hill
- An upgrade from footway to bridleway of the existing public right of way (PROW) SR734
- New raised table facilities at Lambarde Road, Hillingdon Avenue and The Crescent
- New segregated cycle lane along the A25 Bradbourne Vale Road (between Oakdene Road and St Johns Road)
- Six new parking spaces - A25 Bradbourne Vale Road and
- New route signage

When we plan to carry out the work and how long it will take

The work will be phased and take around **30 weeks** to complete, commencing on **28th October 2024**, between the hours of **08:00** and **16:00** using temporary lights. Nighttime closure works will be required to complete resurfacing works between the hours of **20:00** and **04:00**.

A breakdown of the works is available in the table 1 below.

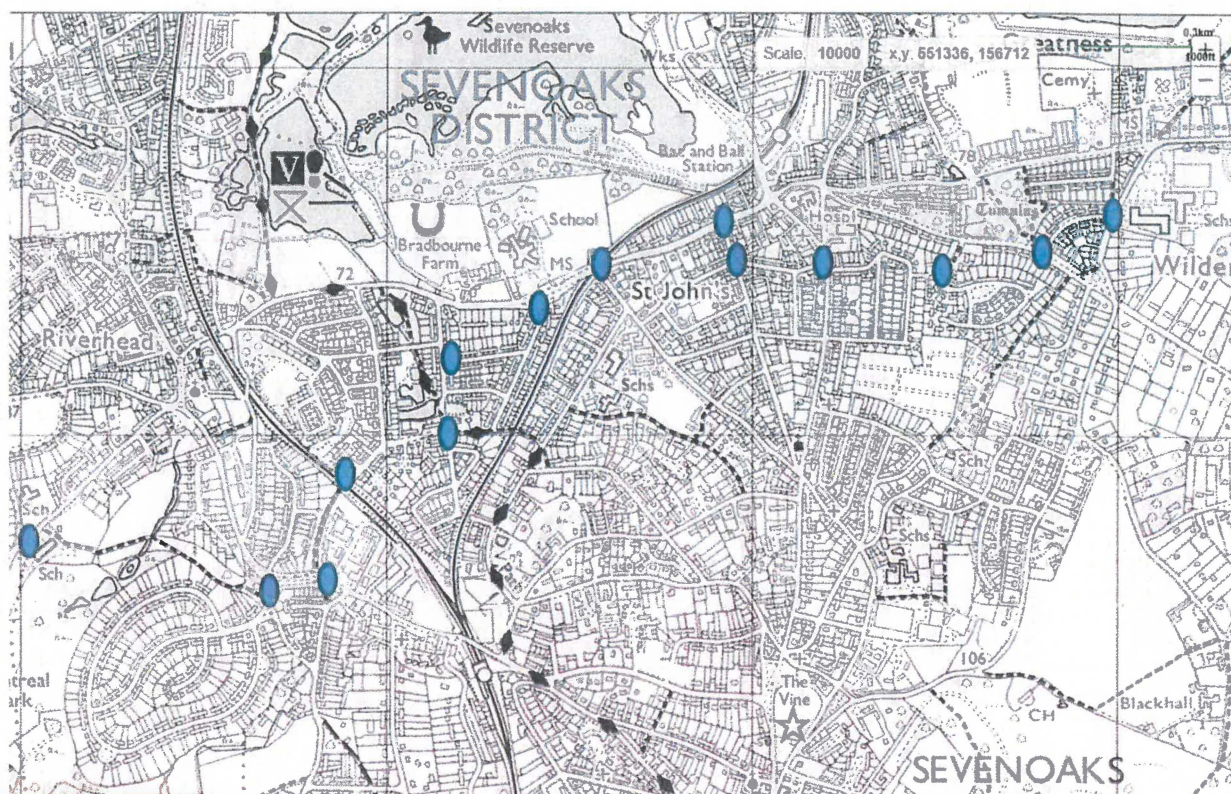
Table 1: Works Programme

Phases	Section	Traffic Management		Works Dates
1	London Road junction with Morewood Close	3-way temp lights Pedestrian lights	Nighttime road closure	28 th October – 25 th November 2024
2	Brittains Lane	2-way temp lights Pedestrian lights	Nighttime road closure	06 th – 10 th January 2025
3	A25 Bradbourne Vale Road to St Johns Road	2 or 3-way temp lights Pedestrian lights	Nighttime road closure	13 th January – 21 st March 2025
4	Robyns Way and Lambarde Road	3-way temp lights	Nighttime road closure	24 th – 26 th March 2025
5	Hillingdon Avenue, Littlewood and The Crescent	3-way temp lights	Night / daytime road closures	26 th March – 01 st April 2025
6	A25 Worships Hill j/w Witches Lane	4-way temp lights Pedestrian lights	Night / daytime road closure (Witches Lane only)	7 th April – 2 nd May 2025
7	St Johns Hill jw Wickenden Road	4-way temp lights Pedestrian lights	Nighttime road closure	05 th – 23 rd May 2025
8	Riverhead Parkland	Pedestrian barriers		TBC
9	Outstanding items			

This type of work can be affected by bad weather, so if it is not possible for us to carry it out at this time, we will arrange a new date and let you know via a letter drop to your home. We will also install signs along the road, before we start, showing the date we plan to start work.

Highway improvements in your area

Sevenoaks East West Walking, Wheeling and Cycling Scheme



kent.gov.uk

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Planning Application considered under Chair's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
24/02568/FUL	Abbey Aslett 11/01/2025	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wellington Pub Company		47 Bethel Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 17/12/24

24/02568/FUL - Amended plan

Demolition of the existing building and erection of three detached buildings.

A summary of the main changes are set out below:

Drawing 200 (proposed ground floor plan) has been replaced with drawing version 200A (proposed ground floor plan).

Comment on 23/12/24

No. of days taken to comment

6

Considered under Chair's Action:

Sevenoaks Town Council recommended approval, provided that:

- The Conservation Officer is satisfied with the materials and finishes
- The Planning Officers are satisfied that the development meets the Sevenoaks Town Neighbourhood Plan Biodiversity criteria, and
- An appropriate affordable housing contribution is made.

Decision on

Appeal on

Planning Application considered under Chair's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
24/02704/FUL	Anna Horn 11/01/2025	Cllr Dr Dixon	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Annells	DG Autos, Skevingtons Yard	Bradbourne Vale Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 17/12/24

Demolition of existing single storey building and replacement with two storey building for car sales and servicing.

Comment on 23/12/24

No. of days taken to comment 6

Considered under Chair's Action:

Sevenoaks Town Council recommended approval, provided the Planning Officer is happy that the proposal delivers no Biodiversity Net Gain, given the wider context of this commercial site.

Informative:

Sevenoaks Town Council informed that there is an emerging draft Masterplan for the St John's area, in which a spatial vision for this site and surrounding area is being explored. The Town Council therefore wished to extend an invitation to the applicant to engage in this process, which is predicted to be ready for public consultation in the New Year 2025.

The Town Council also expressed its hopes that this document, once published in its final format, will be consulted on for future development proposals in this area.

Decision on

Appeal on

Planning Application considered under Chair's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
24/03209/CONVAR	Stephanie Payne 11/01/2025	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hemley	Summerhill, 3 Vine Court Lod	Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 17/12/24

Variation of conditions 2, 4 and 5 of 22/03110/HOUSE (Proposed single storey rear extension and first floor rear extension, replacement of the existing detached double garage with a new ancillary outbuilding and associated landscaping works, including an external fitness pool and raised decking) with amendments to the proposed area of paving, lawn and decking.

Comment on 23/12/24

No. of days taken to comment

6

Considered under Chair's Action:

Sevenoaks Town Council recommended refusal, unless the Conservation Officer is satisfied that the removal of additional trees will not affect the risk of exposing the house and decked area to view from the part of the Vine Conservation Area which extends down Seal Hollow Road, or the Area of Outstanding Natural Beauty / National Landscape in Knole Park to the North East.

Decision on

Appeal on

Planning Applications to be Considered

Planning Applications received to be considered on 13 January 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01654/HOUSE	Christopher Park 14/01/2025	Cllr O'Hara	N/A
Case Officer				
Applicant		House Name	Road	Locality
S V Ying			4 Bosville Drive	Northern
Town		County	Post Code	Application date
				20/12/24
24/01654/HOUSE - REVALIDATED plan				
Rear and side extension, hip-to-gable loft conversion with rear dormer, rooflights, removal of chimney, provision of vehicle crossover and driveway, EV charging point, alterations to fenestration and internal alterations.				
A summary of the main changes are set out below:				
A proposed block plan is required, as well as correcting some inaccuracies relating to the rear dormers projection.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFN8OVBKH5N00			

2	Plan Number	Planning officer	Town Councillor	Agent
	24/02006/HOUSE	Stephanie Payne 23/01/2025	Cllr Gustard	Paper Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr Smolijaninov			56A Oakhill Road	Kippington
Town		County	Post Code	Application date
				02/01/25
24/02006/HOUSE - REVALIDATED plan				
Erection of covered EV charging canopy / car port and alterations to hardstanding.				
A summary of the main changes are set out below:				
Revised proposed site plan received and description amended.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHG23RBKHYJ00			

3	Plan Number	Planning officer	Town Councillor	Agent
	24/02472/LDCEX	Christopher Park 22/01/2025	Cllr Daniell	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr B Parker		Ashdown	17 Kippington Road	Kippington
Town		County	Post Code	Application date
				31/12/24
24/02472/LDCEX - Amended plan				
Existing air source heat pump unit.				
A summary of the main changes are set out below:				
The applicant has provided additional clarification regarding the specification and dimensions of				

Planning Applications to be Considered

Planning Applications received to be considered on 13 January 2025

the air source heat pump.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK0J6OBK0LO00
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4	Plan Number 24/03006/LBCALT	Planning officer Stephanie Payne 21/01/2025	Town Councillor Cllr Gustard	Agent SJM Planning Limited
Case Officer				
Applicant Mr Whiddett		House Name Kippington Lodge	Road 121 Kippington Road	Locality Kippington
Town		County	Post Code	Application date 30/12/24

Replacement window and door on outbuilding within the curtilage of a Listed Building

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMUKNYBKD100
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5	Plan Number 24/03091/LDCEX	Planning officer Christopher Park 17/01/2025	Town Councillor Cllr Layne	Agent
Case Officer				
Applicant Mr S Steenkamp		House Name	Road 38A Dartford Road	Locality Eastern
Town		County	Post Code	Application date 23/12/24

Use Class of shop unit as E(a).

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN7JG5BKKJL00
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6	Plan Number 24/03183/HOUSE	Planning officer Abbey Aslett 21/01/2025	Town Councillor Cllr Clayton	Agent N/A
Case Officer				
Applicant Mr P Slater		House Name	Road 83 Bayham Road	Locality Eastern
Town		County	Post Code	Application date 30/12/24

Attachment of mesh fence to existing fence that runs adjacent to highway.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNMCP4BKKPF00
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7	Plan Number 24/03206/MMA	Planning officer Christopher Park 17/01/2025	Town Councillor Cllr Dr Canet	Agent N/A
Case Officer				
Applicant Mr G Nenesku		House Name	Road 23 Oakdene Road	Locality Northern
Town		County	Post Code	Application date 23/12/24

Amendment to 23/00887/HOUSE for the addition of a skylight (velux) and alterations to fenestration.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNMCP4BKKPF00
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Planning Applications to be Considered

Planning Applications received to be considered on 13 January 2025

[applications/applicationDetails.do?activeTab=summary&keyVal=SNO7K1BKKR700](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNO7K1BKKR700)

8	Plan Number 24/03239/HOUSE	Planning officer Christopher Park 27/01/2025	Town Councillor Cllr Willis	Agent Carmen Austin Architecture Ltd
Case Officer				
Applicant Mr and Mrs Zheng		House Name	Road 13 Crownfields	Locality Town
Town		County	Post Code	Application date 06/01/25
Demolition of front porch to be replaced with new two storey extensions with a single rooflight. New front Bay window. New single storey rear extension with two roof lanterns. New second floor extension to west and south. New rear bay windows to second floor. Sun Tunnel, Replace existing roof tiles with new slate tiles. Removal of chimney. Internal Alterations. Alteration to fenestration. New inset solar panels on south and west roof. EV charger. New privacy screen in rear garden.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNVMAEBKKT900			

9	Plan Number 24/03247/HOUSE	Planning officer Samantha Yates 18/01/2025	Town Councillor Cllr Camp	Agent Coleman Anderson Architects
Case Officer				
Applicant Mr & Mrs Lokot		House Name Knocklofty	Road Hitchen Hatch Lane	Locality St Johns
Town		County	Post Code	Application date 24/12/24
Two storey side extension, first floor rear extension, porch extension, loft conversion with addition of rooflights. Alteration to fenestration. Internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=SNVMN0BKKT900			

10	Plan Number 24/03260/FUL	Planning officer Stephanie Payne 27/01/2025	Town Councillor Cllr Daniell	Agent Offset Architects
Case Officer				
Applicant Mr G Algar		House Name	Road 58 Brattle Wood	Locality Kippington
Town		County	Post Code	Application date 06/01/25
Demolition of existing dwelling and construction of a replacement detached property with Solar panels. Associated landscaping amendments including new vehicle access crossover.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNXGU1BKKUL00			

11	Plan Number 24/03262/HOUSE	Planning officer Summer Aucoin 27/01/2025	Town Councillor Cllr Skinner	Agent Offset Architects
Case Officer				
Applicant Dr J & Mrs E Clark & Newey Clark		House Name	Road 2 Vine Avenue	Locality St Johns

Planning Applications to be Considered

Planning Applications received to be considered on 13 January 2025

Town	County	Post Code	Application date
			06/01/25
Integrated garage conversion, 2-storey side/rear extension with glazed balustrade and solar panels, internal alterations, alterations to porch area, detached single garage and carport to the front with extension to driveway. Associated landscaping works, Alterations to fenestration and new rooflights. Removal of chimney.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNXGUYBKKUP00		

12	Plan Number	Planning officer	Town Councillor	Agent
	24/03265/DETAIL		Cllr Michaelides	Purelake New Homes Ltd
Case Officer				
Applicant		House Name	Road	Locality
C Stamper		Site of	136 High Street	Town
Town		County	Post Code	Application date
				02/01/25
Details pursuant to condition 20 (public realm) of 22/03519/MMA.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNXGWPBKKUV00			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/03306/HOUSE	Abbey Aslett 24/01/2025	Cllr Gustard	Kent Building Control Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mrs L Sharp		Ashfield	21 Kippington Road	Kippington
Town		County	Post Code	Application date
				03/01/25
Demolition of existing conservatory. Two storey rear extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO8KTEBKKYK00			

14	Plan Number	Planning officer	Town Councillor	Agent
	24/03318/CONVAR	Anna Horn 23/01/2025	Cllr Daniell	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr S Blake		Chance Cottage	104 Oakhill Riad	Kippington
Town		County	Post Code	Application date
				02/01/25
Variation of condition 2 (approved drawings) of 24/01057/MMA (Amendment to 23/02344/FUL) to Amend roofscape of house from a hip to a gable and removal of condition 11 Biodiversity Net Gain.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA2HBKL0K00			

15	Plan Number	Planning officer	Town Councillor	Agent
	24/03320/HOUSE	Summer Aucoin 22/01/2025	Cllr Skinner	OPEN Architecture

Planning Applications to be Considered

Planning Applications received to be considered on 13 January 2025

Case Officer			
Applicant	House Name	Road	Locality
B & K Peto		11 Woodside Road	St Johns
Town	County	Post Code	Application date
			31/12/24
Single storey front extension and changes to fenestration. Changes to landscaping including new terracing, steps, and retaining walls, and elevated deck to rear.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA3QBKL0P00		

16	Plan Number	Planning officer	Town Councillor	Agent
	24/03354/HOUSE	Summer Aucoin 24/01/2025	Cllr Ancrum	AK-Studios
Case Officer				
Applicant		House Name	Road	Locality
Mr O Kulibaev			16 Knole Road	Eastern
Town		County	Post Code	Application date
				03/01/25
Raised patio, new retaining walls, and new landscaping in the rear garden.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOFZK1BKL3600			

17	Plan Number	Planning officer	Town Councillor	Agent
	24/03358/HOUSE	Christopher Park 27/01/2025	Cllr Dr Dixon	WA Architects
Case Officer				
Applicant		House Name	Road	Locality
Mrs W Wyss			57A Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				06/01/25
Conversion of existing garage to form new living space incorporating new folding sliding doors in place of garage door. Removal of hedge for new retaining wall and closed boarded boundary fence.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOLJ8SBKL3V00			

18	Plan Number	Planning officer	Town Councillor	Agent
	24/03383/ADV	Abbey Aslett 27/01/2025	Cllr Dr Dixon	Stantec
Case Officer				
Applicant		House Name	Road	Locality
Wildstone Estates Limited		BP, St Johns Filling Station	St Johns Hill	St Johns
Town		County	Post Code	Application date
				06/01/25
Erection of a small format Advertising Display.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SONE16BKL5500			