



21st 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 27th 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/5KbDXPleO_M 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**

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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 5-22)

a) To receive and agree the Minutes from the Planning & Environment Committee Meeting held on 13th January 2025. (Pages 5-17)

b) To receive and note the Minutes from the Movement & Net Zero Working Group held on 13th January 2025. (Pages 18-22)

5 SITE OF 136 HIGH STREET: INVITATION TO SUBMIT NAME RECOMMENDATIONS FOR THE THREE APARTMENT BLOCKS (Pages 23-26)

a) To receive reminder that Sevenoaks Town Council has been invited by Purelake New Homes Ltd, the developer of the site at 136 High Street, to submit name recommendations for the three apartment blocks currently being built at the development site.

b) To receive an updated report providing name suggestions and research received from Councillors, as well as initial comments from Purelake New Homes Ltd and some historic background of the site.

c) To discuss and agree name recommendations for the three apartment blocks, for consideration of Purelake New Homes Ltd – with note that Royal Mail and the Fire Brigade will usually discount any names that have already been attributed to a different location.

6 HIGHWAY IMPROVEMENT PLAN REORGANISATION OF PRIORITIES (Pages 27-28)

To receive and agree recommendation from the Movement & Net Zero Working Group for the reorganised prioritisation of Sevenoaks Town Council's Highway Improvement Plan.

7 TOWN CENTRE AND ST JOHN'S AREA MASTERPLANS UPDATE

To receive and agree the following timetable of public proposed consultation events for the Town Council's Town Centre and St John's Area draft Masterplans.

Timeline	Activity
First week of February 2025	Draft consultation material to be received and circulated to Councillors – including posters, information boards and questionnaire
First week of March 2025	Launch of public consultation, with information boards at key locations
17th March 2025	Information stand at the Annual Town Public Meeting
End of March 2025	Close of consultation

8 SEVENOAKS DISTRICT COUNCIL EMERGING LOCAL PLAN 2040 UPDATE

a) To receive notice that the Government deadline for Local Planning Authorities to publish their updated Local Plan delivery timetables (Local Development Scheme) is 6th March 2025.

b) To note that indication has been received from Sevenoaks District Council's Planning Policy Team Leader that preparation of this document is underway, for proposed adoption at Cabinet on 13th February 2025 and with the following milestones predicted:

- 2025: Regulation 18 (Initial consultation on a draft Plan)
- 2026: Regulation 19 (Second consultation on an amended Plan)
- By the end of 2026: Submission for formal Independent Examination

9 SPEED SURVEYS TO BE COMPLETED ON 20MPH ROADS

a) To receive notice of intention from Kent County Council for the following new 20mph roads to receive a speed survey in order to test compliance.

- 2 sites on Seal Hollow Road, where 20mph gateways are now provided,
- Pembroke Road, within the 20mph,
- Dartford Road, near The Vines,
- Robyns Way,
- Lambarde Road

b) To note that Sevenoaks Town Council has requested that Betenson Avenue be added to the above list, following receipt of negative feedback on compliance from a resident.

10 STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS

To receive notice that the postcode for the new address of Aashirvaad, Granville Road – previously reported to the Committee on 13th January 2024 as TN13 1HB – has been altered to TN13 1DZ.

11 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 29-33)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the six weeks ending 20th January 2025.

12 PLANNING APPLICATIONS (Pages 35-40)

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. (Page 35)

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 20th January 2025. (Pages 36-40)

13 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 13th January 2025 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/IOu-bK98MY>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

488 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

489 **DECLARATIONS OF INTEREST**

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

- **[Plan no. 6] 24/03183/HOUSE – 83 Bayham Road**

490 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 23rd December 2024.

It was RESOLVED that the minutes be approved.

491 **STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS**

a) The Committee received notice that a new dwelling to the south-east side of the garden of Garnetts, Grassy Lane is being built. It was noted that the new address has been amended from Plot 1, Garnetts, Grassy Lane to Oakhaven, Grassy Lane, TN13 1PL.

b) The Committee received notice that a new dwelling to the rear of De Winter House, Granville Road has been built. It was noted that the new address has been amended

from Land Rear of De Winter House, Granville Road to Aashirvaad, Granville Road, TN13 1HB.

492 SITE OF 136 HIGH STREET: INVITATION TO SUBMIT NAME RECOMMENDATIONS TO THE THREE APARTMENT BLOCKS

a) Invitation was received from Purelake New Homes Ltd for Sevenoaks Town Council to submit name recommendations for the three apartment blocks currently being built at 136 High Street.

b) A report providing historic background of the site was received and discussed.

c) Cllr Ancrum proposed that the Town Council recommend the apartment blocks be named after influential women that have lived in Sevenoaks. The following names were discussed:

- Emily Jackson
- Beatriz Wilson
- Jane Austen
- Mrs McAulay
- Miss Bennitt
- Tam Hunter

d) It was **RESOLVED** that Councillors undertake further research into potential names and forward these to the Planning Committee Clerk for collating and reporting to the next Planning & Environment Committee, where a final decision as to recommendations would be agreed.

493 DEVELOPMENT MANAGEMENT COMMITTEE

a) It was noted 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) It was noted that the below application was discussed by the Development Management Committee on 9th January 2025, and this had previously been allocated to Cllr Dr Canet.

- **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.**

c) It was noted that the full documentation could 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>

494 ROAD CLOSURES

The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, as well as diversion routes and website links for up-to-date information.

495 UPDATED WORK SCHEDULE FOR THE SEVENOAKS EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE

a) Councillors received and noted an updated schedule for works on the Sevenoaks East to West Walking, Wheeling and Cycling route.

b) Cllr Clayton reported both his and Trinity School staff's concerns that the entrance to the school from The Crescent is still not finalised, with the Movement & Net Zero Working Group having agreed prior to the meeting that dual-hatted Councillors would liaise with fellow District Council members to pursue a solution.

c) Cllr Dr Dixon noted that misleading signage had incorrectly been placed on London Road, directing cyclists in the wrong direction and further indicating a cycle route to the Station, which does not exist.

d) Councillors also queried whether the Town Council had been approached for a wayleave to use Brittain's Common as part of the route, which would be queried by Officers.

e) Cllr Willis raised his concern about significant potholes on Wickenden Road, Hillingdon Avenue and the Crescent, and it was agreed that Cllr Shea query with Kent County Council whether repairs to these roads, as well as at Bradbourne Lakes, form part of the planned works to deliver the cycle route.

496 RECOMMENDATIONS FROM THE MOVEMENT & NET ZERO WORKING GROUP

a) Cllr Skinner as Chair of the Movement & Net Zero Working Group reported that the Working Group had restructured the Town Council's Highway Improvement Plan under the below categories. **(See Appendix A)**. A copy of this would also be available via the Minutes of the Working Group, as well as reported to the next Planning & Environment Committee for its approval. Cllr Skinner encouraged Councillors to review this prior to the next meeting.

- For immediate pursual
- For pursual by the end of the current term (2027)
- Requires further information or significant funding unlikely to be available to the Town Council

b) Cllr Skinner further reported that the Working Group had agreed to write to Sevenoaks District Council with regards to its proposed changes to household waste collections, with the following recommendations:

- That there is an urgent need for the District Council to improve its waste collection services, as well as to support residents in reducing their carbon footprint,
- With note that Kent County Council has agreed to apply to be part of the first wave of the Government's Devolution Priority Programme, to recommend:
 - That improvements to the District Council's waste collection should be prioritised and not be allowed to face delay in anticipation of this process,
 - That the best practices from each Council within the proposed Unitary Council – including those of recycling – should be adopted by this new Council.

497 PLANNING APPLICATIONS

a) Minute Item 497b 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 application, by prior agreement:

- **[Plan no. 16] 24/03354/HOUSE – 16 Knole Road (Against)**

b) The Committee considered planning applications received during the week ending 6th January 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

498 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:40pm.

Signed
Chair

Dated

Appendix A:

The following table is to be read in conjunction with Sevenoaks Town Council's full Highway Improvement Plan, which provides further information on each HIP Priority Item. Priority Items have been restructured by Sevenoaks Town Council's Movement & Net Zero Working Group (13th January 2025) in order to facilitate their delivery.

Estimated starting costs have been deduced from [KCC's Highway Improvement Plan Information Pack 2024-2025](#) and are for **indicative** use only, to aid in reorganising the priorities via potential cost range. They do not constitute formal quotes from KCC, nor may they encompass all related costs. Each item will be subject to independent investigation and costings by KCC, with potential for prices to rise significantly should any additional engineering be needed.

For Immediate Pursual		During Term of Office (2023-2027)		Requires further details or significant funds	
HIP Ref	Details	HIP Ref	Details	HIP Ref	Details
4	Keep Clear section at the narrowest part of Hillingdon Avenue Estimated starting cost £1,300 - £3,290	1	20mph extension for Mount Harry Road, Hitchen Hatch Lane, St Botolph's Road, St John's Hill/Dartford Road, Seal Hollow Road And Gradual speed reduction of 60mph to 40mph from Morleys roundabout, to 30mph from Gracious Lane, to 20mph at southern-most Sevenoaks School entrance Estimated starting cost £13,394 + £320 ^(x) <small>(no. of repeaters required)</small>	2(b)	HGV restrictions on narrow lanes such as Ashgrove Road Estimated starting cost £7,683 - £8,529
5	Zebra crossing at Seal Road / Greatness Park Estimated starting cost £28,873	2(a)	HGV restrictions for Town Centre Estimated starting cost £7,683 - £8,529	3	Sevenoaks Station junction re-design to stop pedestrians walking in the road Estimated starting cost £250,000+
6	Safe crossing points at Hillingdon Avenue, as required under planning permission for the school's expansion.	9	Corner protections at various locations (list still TBD by STC). Currently includes 9 locations, being: The Crescent, St Johns Road, St Johns Hill, Bradbourne Road,	7	Frail people sign on Hospital Road outside the Hospital (formal crossing not possible) Estimated starting cost £635 per sign

For Immediate Pursual		During Term of Office (2023-2027)		Requires further details or significant funds	
	Investigation has been requested and re-prompted. Estimated starting cost not known.		Bradbourne Vale Road, Littlewood, Hillingdon Avenue, corner of Bethel Road and Cedar Terrace Road, Ash Platt Road Estimated starting cost £12,009		
10	Zebra crossing at Dartford Road (£25,000 already agreed to by STC) Estimated starting cost £28,873	11	Zebra crossings in the Town Centre triangle Estimated starting cost £28,873 Per location	8	Dropped kerb on Bradbourne Vale Road near Betenson Avenue Estimated starting cost £2,384 + cost of tactile paving
				13	Mirrors at Brittain's Lane/Burntwood Road/Ashgrove Road/Oak Lane Estimated starting cost not known

Planning Applications Considered

Applications considered on 13-1-25

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01654/HOUSE	Christopher Park 14/01/2025	Cllr O'Hara	N/A
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.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbouring properties, and that the work is consistent with the Residential Character Area Assessment.

2	Plan Number	Planning officer	Town Councillor	Agent
	24/02006/HOUSE	Stephanie Payne 23/01/2025	Cllr Gustard	Paper Architecture
Applicant	House Name	Road	Locality	
Mr Smoliyaninov		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.

Comment

Sevenoaks Town Council recommended approval providing the Planning Officer is satisfied that the location and construction methods will cause no damage to the fence and/or trees along the boundary.

Planning Applications Considered

Applications considered on 13-1-25

3	<i>Plan Number</i> 24/02472/LDCEX	<i>Planning officer</i> Christopher Park 22/01/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> N/A
<i>Applicant</i> Mr B Parker		<i>House Name</i> Ashdown	<i>Road</i> 17 Kippington Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 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 the air source heat pump.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

4	<i>Plan Number</i> 24/03006/LBCALT	<i>Planning officer</i> Stephanie Payne 21/01/2025	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> SJM Planning Limited
<i>Applicant</i> Mr Whiddett		<i>House Name</i> Kippington Lodge	<i>Road</i> 121 Kippington Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/12/24
Replacement window and door on outbuilding within the curtilage of a Listed Building				
<i>Comment</i>				
Sevenoaks Town Council recommended approval subject to Planning Officer and Conservation Officer being satisfied that the suggested replacements are in keeping with the heritage of this listed property.				

5	<i>Plan Number</i> 24/03091/LDCEX	<i>Planning officer</i> Christopher Park 17/01/2025	<i>Town Councillor</i> Cllr Layne	<i>Agent</i>
<i>Applicant</i> Mr S Steenkamp		<i>House Name</i>	<i>Road</i> 38A Dartford Road	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/12/24
Use Class of shop unit as E(a).				
<i>Comment</i>				
Proposed by Cllr Clayton:				
Sevenoaks Town Council recommended approval and recorded its enthusiasm with the proposed use.				

Planning Applications Considered

Applications considered on 13-1-25

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03183/HOUSE	Abbey Aslett 21/01/2025	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Slater			83 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/24
Attachment of mesh fence to existing fence that runs adjacent to highway.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals would be damaging, detrimental to, and out of keeping with, the character of the Conservation Area.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03206/MMA	Christopher Park 17/01/2025	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Nenesku			23 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/24

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

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03239/HOUSE	Christopher Park 27/01/2025	Cllr Willis	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Zheng			13 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.

Comment

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

Planning Applications Considered

Applications considered on 13-1-25

9	Plan Number 24/03247/HOUSE	Planning officer Samantha Yates 18/01/2025	Town Councillor Cllr Camp	Agent Coleman Anderson Archit
Applicant		House Name	Road	Locality
Mr & Mrs Lokot		Knocklofty	Hitchen Hatch Lane	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.				

Comment

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is satisfied that there will be no overlooking or loss of privacy to the neighbours from the new roof velux windows and the large front velux window,
- That a condition be placed for the velux windows to be obscure glazed, if deemed necessary, and
- Provided the Tree Officer's comments about tree protection measures are implemented.

10	Plan Number 24/03260/FUL	Planning officer Stephanie Payne 27/01/2025	Town Councillor Cllr Daniell	Agent Offset Architects
Applicant		House Name	Road	Locality
Mr G Algar			58 Brattle Wood	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.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials used and provided Kent Highways are satisfied with the design of the new vehicle crossover.

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

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-1-25

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03265/DETAIL		Cllr Michaelides	Purelake New Homes Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C Stamper	Site of	136 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/01/25	
Details pursuant to condition 20 (public realm) of 22/03519/MMA.				

Comment

Proposed by the Chair with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended refusal on the grounds that the proposed current public realm strategy would neither contribute to, or enhance the Cultural Quarter as per Sevenoaks Town Neighbourhood Plan Policy COM2.

In addition, it was considered that the public realm strategy's proposals are contrary to those in the Neighbourhood Plan's Cultural Strategy, which recognises the significant scope for the new public walkway to regenerate and improve the cultural offer of the site. The strategy in its current form was therefore considered a missed opportunity to enhance the area and deliver a high-quality public realm feature.

Informative:

The Town Council would welcome a resubmission which incorporates the vision of the Cultural Strategy, as well as the pre-discussed improvements requested by the Town Council in order to facilitate this, namely:

- Enhanced designs for seating, planters and bins, to have a cultural element and enhance the cultural area
- Permission to install an electricity point on the wall (metred and paid for by the Town Council),
- Permanently fixed stays along the boundary walls of Chandler's Walk to enable display of public art,
- And a dedicated space to allow for a stage to be erected for community events.

It was also noted that this site is earmarked for future public art enhancement, which the Town Council hopes to work collaboratively on with the District Council.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03306/HOUSE	Abbey Aslett 24/01/2025	Cllr Gustard	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs L Sharp	Ashfield	21 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/01/25	
Demolition of existing conservatory. Two storey rear extension.				

Comment

Sevenoaks Town Council recommended approval subject to Planning Officer being satisfied there is no adverse impact to neighbours.

Planning Applications Considered

Applications considered on 13-1-25

14	Plan Number	Planning officer	Town Councillor	Agent
	24/03318/CONVAR	Anna Horn 23/01/2025	Cllr Daniell	Robinson Escott Planning
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.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the removal of condition 11 is contrary to the Sevenoaks Town Neighbourhood Plan Policy L1.

Informative:

The Town Council did not raise objection to the physical changes proposed to vary condition 2.

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

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being content that the building would not cause harm to the residential character of the area.

16	Plan Number	Planning officer	Town Councillor	Agent
	24/03354/HOUSE	Summer Aucoin 24/01/2025	Cllr Ancrum	AK-Studios
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.				

Comment

Sevenoaks Town Council recommended refusal of the application, as the proposal continues to result in a very oppressive form of development upon the neighbouring property at number 15.

Informative:

It was noted that the Sevenoaks Town Neighbourhood Plan, which requires new development to manage surface water and incorporate sustainable urban drainage into designs, had been adopted or “made” by the District Council since the previous application and subsequent appeal.

Planning Applications Considered

Applications considered on 13-1-25

17	Plan Number	Planning officer	Town Councillor	Agent
	24/03358/HOUSE	Christopher Park 27/01/2025	Cllr Dr Dixon	WA Architects
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.				

Comment

Sevenoaks Town Council recommended approval, provided that there is significant replacement of trees or other suitable planting in other areas of the gardens of Number 57A, in line with policy L4 of the Sevenoaks Town Neighbourhood Plan.

Informative:

In addition, the Town Council recommended that the fence be made permeable to wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1, and that damage to the public verge by virtue of root incursion and overshadowing by the now-felled line of conifers should also be repaired so that it is restored as a grassed amenity.

18	Plan Number	Planning officer	Town Councillor	Agent
	24/03383/ADV	Abbey Aslett 27/01/2025	Cllr Dr Dixon	Stantec
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.

Comment

Sevenoaks Town Council recommended approval, provided the display board's lighting does indeed fall within Institute of Lighting Professionals guidelines.

Minutes of the Movement & Net Zero Working Group meeting held at the Council Chambers on 13th January 2025, 6:00pm.

Working Group members present – Quorum minimum of 3 members:			
Cllr Libby Ancrum – Mayor	Present	Cllr Lionel O’Hara – Vice Chair	Present
Cllr Dr Marilyn Canet	Present	Cllr Claire Shea	Present
Cllr Tony Clayton	Present	Cllr David Skinner OBE – Chair	Present
Cllr Dr Peter Dixon	Present		

Also in attendance:

Town Clerk

Planning Committee Clerk

266 Apologies for absence

As above.

267 Minutes

The Minutes of the previous Movement & Net Zero Working Group meeting held on 23rd September 2024 were received and agreed.

268 Sevenoaks District Council Big Waste Conservation consultation

a) The Working Group received notice that Sevenoaks District Council (SDC) has invited residents to have their say on the future of its waste collection services, with the deadline for comment being 3rd February 2025.

b) It was noted that the views of businesses and organisations was not being sought due to their using alternative trade waste services. Councillors considered however that, as there is an urgent need for SDC to improve its waste collection services and support residents in reducing their carbon footprint, Sevenoaks Town Council (STC) should nonetheless write to SDC with its thoughts.

c) The following points of note were discussed:

- Councillors agreed that separate food and glass collections should be introduced as a minimum requirement,
- It was noted that Kent County Council (KCC) has recently agreed to apply to be part of the first wave of the Government’s Devolution Priority Programme – however this could take 3-4 years to implement. Councillors agreed that any improvements to SDC’s waste collection should therefore be prioritised and not be allowed to face delay in anticipation of this process. This in turn would benefit the District by facilitating the shift to a unitary authority and aligning SDC’s waste collection services with its neighbouring councils’.
- It was noted that, in other unitary councils, the “best practices” of each council had been adopted by the unitary body. Councillors hoped that the same process would be followed by any emerging unitary councils for Kent, with the current Sevenoaks District thereby benefitting from the adoption of neighbouring districts’ waste collection practices.

d) It was **RESOLVED** that the above points be submitted to SDC in response to the consultation.

269 **Highway Improvement Plan**

a) The Working Group received copy of the most recent iteration of Sevenoaks Town Council's (STC) Highway Improvement Plan (HIP), as well as a summary table of the priority items with **estimated starting** costs having been deduced from KCC's HIP Information Pack. It was noted that the starting costs were for indicative use only, as they do not constitute formal quotes and may not encompass all related costs. Each item would need to be evaluated and costed by a KCC Officer, with potential for prices to rise significantly should any additional engineering be required.

b) Each item was reviewed, with consideration given in particular to whether and how soon STC would likely be able to fund the item itself, the priority that these should be given, as well as to whether they would be best delivered via STC or another body. **It was noted that STC does not have any allocated funding or a specific budget for progressing items on the HIP.**

The following points of note were discussed:

Item	Notes
1	KCC had advised that the 20mph scheme (delivered September 2024) can't be extended until it has been in force for at least 18 months – being March 2026. Although Item 1 has two projects which could be delivered separately (being 20mph extension, and a gradual speed reduction from Morleys roundabout to Tonbridge Road), pursuing them in conjunction with each other would be significantly more cost efficient. (By a minimum of £6,685)
2	Also encompasses two projects. It was agreed that introducing HGV restrictions to the Town Centre was a higher priority than on Ashgrove Road, considering the significant cost per location. It was agreed to separate the items.
3	Noted that STC would be unlikely to deliver the Sevenoaks Station junction re-design due to cost, however it was agreed that the item be retained in the hope that STC can input into any future design and monitor its progress
4	Councillors agreed that the Keep Clear section at the narrowest point of Hillingdon Avenue should be a high priority, with action for Cllr Clayton to liaise with Cllr Camp as Planning & Environment Committee Chair
5	Agreed a high priority, with hopes it could be delivered alongside the new football Greatness Pavilion and refurbishment of the existing Pavilion. On query, it was noted that STC will not receive developer contributions from the Sevenoaks Quarry development site for a minimum of a few years, however Tarmac have a grant fund which STC could apply for funding from.
6	Noted an inaccuracy in the Agenda, with correction that safe crossing points at Hillingdon Avenue were conditioned to the planning permission to expand Trinity School, however no Section 106 funding was allocated to this.
7	Noted that various wards at the Hospital have been closed, and more information is required as to whether installing a frail people sign would resolve the Hospital's safety issues before STC can allocate a priority status.
8	Cllrs questioned the safety implications of installing a dropped kerb on Bradbourne Vale Road, with concerns that it would encourage pedestrians to cross without delivering a safer environment first. More information needed
9	Movement & Net Zero Working Group to consider locations for corner protections, with dual-hatted Cllrs to propose these to Sevenoaks Joint Transportation Board so as to avoid STC being the "scheme promoter". To be informed also by recommendations from the St Johns Masterplan

10	STC has already committed £25,000 CIL funding towards this project, which KCC is producing detailed designs for.
11	Ideal locations for zebra crossings would be informed by the Town Centre Masterplan
12	Noted as a historic entry
13	Noted further information needed regarding cost

c) It was **agreed** that the HIP be reprioritised as follows, and that this be recommended for the approval of the Planning & Environment Committee on 27th January 2025. (See Appendix A for further details)

- For immediate pursual: Priority Items 4, 5, 6 and 10
- For pursual by the end of the current term (2027): Priority Items 1, 2a, 9, 11
- Requires further information or significant funding unlikely to be available to the Town Council: Priority Items 2b, 3, 7, 8, 13

d) The following actions were agreed:

- Cllr Clayton to liaise with Cllr Camp regarding Item 4
- Planning Committee Clerk to investigate any grant funding from Tarmac, to deliver a zebra crossing at Seal Road / Greatness Park
- Planning Committee Clerk to consult Sevenoaks Hospital and KCC Cllr Streatfeild as to the future of the site, as well as whether the safety audits would be passed following erection of signage

270 **Future Agenda Items**

It was **agreed** that STC could consider via a future Movement & Net Zero Working Group meeting the idea of sponsoring a cycle scheme.

Meeting concluded at 6:52pm.

The following table is to be read in conjunction with Sevenoaks Town Council's full Highway Improvement Plan, which provides further information on each HIP Priority Item. Priority Items have been restructured by Sevenoaks Town Council's Movement & Net Zero Working Group (13th January 2025) in order to facilitate their delivery.

Estimated starting costs have been deduced from [KCC's Highway Improvement Plan Information Pack 2024-2025](#) and are for **indicative** use only, to aid in reorganising the priorities via potential cost range. They do not constitute formal quotes from KCC, nor may they encompass all related costs. Each item will be subject to independent investigation and costings by KCC, with potential for prices to rise significantly should any additional engineering be needed.

For Immediate Pursual		During Term of Office (2023-2027)		Requires further details or significant funds	
HIP Ref	Details	HIP Ref	Details	HIP Ref	Details
4	Keep Clear section at the narrowest part of Hillingdon Avenue Estimated starting cost £1,300 - £3,290	1	20mph extension for Mount Harry Road, Hitchen Hatch Lane, St Botolph's Road, St John's Hill/Dartford Road, Seal Hollow Road And Gradual speed reduction of 60mph to 40mph from Morleys roundabout, to 30mph from Gracious Lane, to 20mph at southern-most Sevenoaks School entrance Estimated starting cost £13,394 + £320 ^(x) <small>no. of repeaters required)</small>	2(b)	HGV restrictions on narrow lanes such as Ashgrove Road Estimated starting cost £7,683 - £8,529
5	Zebra crossing at Seal Road / Greatness Park Estimated starting cost £28,873	2(a)	HGV restrictions for Town Centre Estimated starting cost £7,683 - £8,529	3	Sevenoaks Station junction re-design to stop pedestrians walking in the road Estimated starting cost £250,000+
6	Safe crossing points at Hillingdon Avenue, as required under planning permission for the school's expansion.	9	Corner protections at various locations (list still TBD by STC). Currently includes 9 locations, being: The Crescent, St Johns Road, St Johns Hill, Bradbourne Road,	7	Frail people sign on Hospital Road outside the Hospital (formal crossing not possible) Estimated starting cost £635 per sign

For Immediate Pursual		During Term of Office (2023-2027)		Requires further details or significant funds	
	Investigation has been requested and re-prompted. Estimated starting cost not known.		Bradbourne Vale Road, Littlewood, Hillingdon Avenue, corner of Bethel Road and Cedar Terrace Road, Ash Platt Road Estimated starting cost £12,009		
10	Zebra crossing at Dartford Road (£25,000 already agreed to by STC) Estimated starting cost £28,873	11	Zebra crossings in the Town Centre triangle Estimated starting cost £28,873 Per location	8	Dropped kerb on Bradbourne Vale Road near Betenson Avenue Estimated starting cost £2,384 + cost of tactile paving
				13	Mirrors at Brittain's Lane/Burntwood Road/Ashgrove Road/Oak Lane Estimated starting cost not known

Agenda Item 5

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

On 13th January 2025, Sevenoaks Town Council's Planning & Environment Committee received invitation from the developer of 136 High Street, Purelake New Homes Ltd, to submit name recommendations for the three apartment blocks due to be build at the development site. The following initial name recommendations were discussed, with agreement for final recommendations to be agreed at the Planning & Environment Committee on 27th January 2025, and general consensus having been reached that the Committee would like the apartment blocks to be named after famous or influential women who have lived or worked in Sevenoaks Town:

- **Emily Jackson, Beatriz Wilson, Jane Austen, Mrs McAulay, Miss Bennitt, Tam Hunter**

Initial feedback received from Purelake New Homes Ltd is as follows:

"We can consider their proposals, but I would think many of these names may already be taken. This is a common route many people go down for building names.

A quick google shows there is already an Emily Jackson House Care Home in Sevenoaks and Beatrice Wilson flats on Rockdale Road. Royal Mail and the Fire Brigade generally discount anything with the same name as it causes confusion."

Additional name recommendations and research conducted by Committee members and colleagues are as follows:

Cllr David Skinner:

"I would very much be up for the **Gilchrist Thompson, Jackson, and Wilson buildings**.

It would be good to have a plaque with a brief biography of each person on the relevant site."

Sevenoaks District Council Eastern Ward Councillor, Cllr Elizabeth Purves:

Two Victorian women who left their mark on the town. **Emily Jackson, founder of Emily Jackson House care home, and Beatrice Wilson, founder of Rockdale.**

Emily Jackson 1840-1916

An example of private charity was the Hip Hospital established by *Emily Jackson*. In 1871 she nursed children in a small cottage on the site of the present Baptist Church on the Vine. When the cottage was sold along with the *Vine Court* estate in 1876, the hospital was moved to 2 Park Lane, a house bought by Emily's father, which became the Vine Hip Hospital. Between 1880 and 1892, additions were made to the hospital, including a new wing built on the west side (now 4 Park Lane), to accommodate a dispensary, dining room, a small new ward, and three bedrooms on the second storey. By 1897, Emily had 25 patients, and it was decided that a new larger hospital was needed. In 1900 she raised more than £10,000 to buy two acres of land off Eardley Road and to build a hospital with 45 beds. The hospital was designed by her brother,

Thomas Jackson. With the help a colleague, she gathered together a nursing team to look after children inflicted with tubercular hips, then a scourge among many young people. The Hospital merged with the Cheyne Hospital for children in Chelsea in 1948, forming the Cheyne and Sevenoaks Hip Hospital. In 1958 the Hip Hospital closed and the building was taken over by Sevenoaks Hospital as the Emily Jackson Wing, used for geriatric nursing; it closed in 1988. The house lay derelict until taken over and refurbished by Westminster Health Care and later Barchester Health Care, as a private nursing and care home for the elderly frail, known as Emily Jackson House.

Beatrice Wilson (1897-1980)

Beatrice Wilson was a gifted physiotherapist with a vision to improve the quality of older people's lives. She trained at Guy's Hospital, but showed her commitment to Sevenoaks by opening the town's first physiotherapy centre, the Vitasan Clinic in South Park (1937 to 1964). In 1948 she realised her ambition of improving the care of older people in the town by setting up the Sevenoaks and District Old People's Housing Association (later to become *Rockdale* Housing Association) and opened Rockdale House a residential home in 1953. She was also a founder member of the Soroptomists in Sevenoaks.

In 1963 she married Dr Lawrence Lockhart and moved to Cambridge. The physiotherapy services at the Vitasan Clinic were taken over by the National Health Service. She remained President of the Housing Association for many years and continued her interest until her death.

Lilian Gilchrist Thompson.

Wife of the vicar of St Marys Church, Kippington. Donated two acres of land in 1904 to build 25 houses for the Tenants Association (co-operative housing) which formed St Botolphs Avenue

The following historic background details was provided to the previous report attached to the 13th January 2025 Agenda, relating to the origins of the name "Chandlers Walk" and "Chandlers Yard":

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 following table is to be read in conjunction with [Sevenoaks Town Council's full Highway Improvement Plan](#), which provides further information on each HIP Priority Item. Priority Items have been restructured by Sevenoaks Town Council's Movement & Net Zero Working Group (13th January 2025) in order to facilitate their delivery.

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5	Zebra crossing at Seal Road / Greatness Park Estimated starting cost £28,873	2(a)	HGV restrictions for Town Centre Estimated starting cost £7,683 - £8,529	3	Sevenoaks Station junction re-design to stop pedestrians walking in the road Estimated starting cost £250,000+
6	Safe crossing points at Hillingdon Avenue, as required under planning permission for the school's expansion.	9	Corner protections at various locations (list still TBD by STC). Currently includes 9 locations, being: The Crescent, St Johns Road, St Johns Hill, Bradbourne Road,	7	Frail people sign on Hospital Road outside the Hospital (formal crossing not possible) Estimated starting cost £635 per sign

For Immediate Pursual		During Term of Office (2023-2027)		Requires further details or significant funds	
	Investigation has been requested and re-prompted. Estimated starting cost not known.		Bradbourne Vale Road, Littlewood, Hillingdon Avenue, corner of Bethel Road and Cedar Terrace Road, Ash Platt Road Estimated starting cost £12,009		
10	Zebra crossing at Dartford Road (£25,000 already agreed to by STC) Estimated starting cost £28,873	11	Zebra crossings in the Town Centre triangle Estimated starting cost £28,873 Per location	8	Dropped kerb on Bradbourne Vale Road near Betenson Avenue Estimated starting cost £2,384 + cost of tactile paving
				13	Mirrors at Brittain's Lane/Burntwood Road/Ashgrove Road/Oak Lane Estimated starting cost not known

Decision Notices published by Sevenoaks District Council OR Kent County Council from **10th December 2024 to 20th January 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	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
24/00040/HOUSE	25 The Drive – Town	Cllr Michaelides	9th September 2024: STC recommended refusal unless, 2 conditions. 2nd December 2024: STC recommended approval, 3 conditions.	13 th December 2024: Application Withdrawn.
24/01543/MMA	63 Bosville Drive – Northern	Cllr O'Hara Cllr Dr Canet	12th August 2024: STC recommended approval. 4th November 2024: STC recommended approval, 2 conditions. 16th December 2024: STC recommended approval.	10 th January 2025: SDC Granted, 3 conditions.
24/01962/FUL	Unit 5, Morewood Close Industrial Estate, Morewood Close – Kippington	Cllr Daniell	9th September 2024: STC recommended approval, 2 conditions. 2nd December 2024: STC recommended approval, 2 conditions.	17 th December 2024: SDC Granted, 7 conditions.
24/02036/HOUSE	3 St Johns Hill – St John	Cllr Camp	27th August 2024: STC recommended approval, 1 condition, 1 informative.	20 th December 2024: SDC Granted, 3 conditions.
24/02037/LBCALT	3 St Johns Hill – St John	Cllr Camp	27th August 2024: STC recommended approval, 1 condition, 1 informative.	20 th December 2024: SDC Granted, 3 conditions.

24/02245/HOUSE	7 Granville Road – Town	Cllr Willis	7th October 2024: STC recommended approval, 3 conditions. 18th November 2024: STC recommended approval. 16th December 2024: STC recommended approval, 2 conditions.	3 rd January 2025: SDC Granted, 5 conditions.
24/02246/LBCALT	7 Granville Road – Town	Cllr Willis	7th October 2024: STC recommended approval, 3 conditions. 18th November 2024: STC recommended approval. 16th December 2024: STC recommended approval, 2 conditions.	3 rd January 2025: SDC Granted, 3 conditions.
24/02261/MMA	39 Brattle Wood – Kippington	Cllr Gustard	23rd September 2024: STC recommended approval, 1 condition. 18th November 2024: STC recommended approval, 1 condition.	23 rd December 2024: SDC Granted, 4 conditions.
24/02395/HOUSE	Annexe at White Friars Lodge, Oak Lane – Kippington	Cllr Gustard	21st October 2024: STC recommended approval, 3 conditions. 23rd December 2024: STC recommended approval, 3 conditions.	13 th January 2025: SDC Granted, 5 conditions.
24/02413/HOUSE	Pounsley House, Pounsley Road – Adjoining Northern	Cllr Shea	7th October 2024: STC did not comment, as it is outside Sevenoaks boundary.	17 th January 2025: SDC Granted, 9 conditions.

			2nd December 2024: STC did not comment, as it is outside Sevenoaks boundary. 23rd December 2024: STC did not comment, as it is outside Sevenoaks boundary.	
24/02665/HOUSE	Bealings End, 41A St Georges Road – St Johns	Cllr Skinner	4th November 2024: STC recommended approval, 2 conditions, 1 informative.	6 th December 2024: SDC Granted, 6 conditions.
24/02703/HOUSE	6 Wickenden Road – Eastern	Cllr Clayton	2nd December 2024: STC recommended approval, 4 conditions.	9 th January 2025: SDC Granted, 4 conditions.
24/02723/HOUSE	53 The Rise – Kippington	Cllr Gustard	4th November 2024: STC recommended approval, 1 condition. 2nd December 2024: STC recommended approval, 1 condition.	13 th December 2024: SDC Granted, 4 conditions.
24/02761/LBCALT	Sevenoaks School, High Street – Town	Cllr Granville	18th November December: STC recommended approval, 1 condition.	23 rd December 2024: SDC Granted, 3 conditions.
24/02774/LDCEX	Oakley Day Nursery and Preschool, Bishops House, 1 Rockdale Road – Town	Cllr Michaelides	18th November 2024: STC recommended approval. 16th December 2024: STC recommended approval, 1 condition.	23 rd December 2024: SDC certified lawful use, 1 reason.
24/02776/FUL	Maywood, 49 Bradbourne Road – St Johns	Cllr Dr Dixon	4th November 2024: STC recommended approval, 5 conditions, 1 informative. 16th December 2024: STC recommended approval, 6 conditions, 1 informative.	6 th January 2025: SDC Granted, 14 conditions.

24/02783/HOUSE	94 Cramptons Road – Northern	Cllr Shea	4th November 2024: STC recommended approval, 1 condition. 18th November 2024: STC recommended approval, 1 condition.	23 rd December 2024: SDC Granted, 3 conditions.
24/02788/HOUSE	The Garden House, 96A Weald Road Kippington	Cllr Varley	2nd December 2024: STC recommended approval, 2 conditions.	13 th January 2025: SDC Granted, 2 conditions.
24/02789/MMA	The Birches, 44 Woodside Road – St Johns	Cllr Camp	18th November 2024: STC recommended approval, 1 condition.	3 rd January 2025: SDC Granted, 6 conditions.
24/02791/ADV	13 London Road – Town	Cllr Granville	4th November 2024: STC recommended approval, 1 condition.	17 th December 2024: SDC Granted, 5 conditions.
24/02824/FUL	Sevenoaks Common, Letter Box Lane – Kippington	Cllr Gustard	2nd December 2024: STC did not comment, as landowner. 1 informative.	14 th January 2025: SDC Granted, 4 conditions.
24/02829/HOUSE	19 Lambarde Road – Northern	Cllr Dr Canet	18th November 2024: STC recommended approval.	19 th December 2024: SDC Granted, 3 conditions.
24/02835/HOUSE	Chestnuts, 14 Oakhill Road – Kippington	Cllr Daniell	18th November 2024: STC recommended approval.	20 th December 2024: SDC Granted, 4 conditions.
24/02860/HOUSE	10 Oak Lane – Town	Cllr Willis	2nd December 2024: STC recommended approval, 3 conditions. 23rd December 2024: STC recommended approval, 1 condition.	13 th January 2025: SDC Granted, 3 conditions.
24/02869/CONVAR	Granville House, 7 Station Parade, London Road – Town	Cllr Michaelides	18th November 2024: STC recommended approval, 1 condition.	23 rd December 2024: SDC Granted, 5 conditions.

24/02890/CONVAR	53 Bradbourne Vale Road – St Johns	Cllr Camp	2nd December 2024: STC did not comment, being the adjacent neighbour.	14 th January 2025: SDC Refused, 1 ground.
24/02898/HOUSE	54 Cobden Road – Eastern	Cllr Clayton	2nd December 2024: STC recommended approval.	13 th January 2025: SDC Granted, 3 conditions.
24/02904/FUL	Park Grange Cottage, Solefields Road – Town	Cllr Granville	2nd December 2024: STC recommended approval.	8 th January 2025: SDC Granted, 3 conditions.
24/02938/HOUSE	33 Prospect Road – Eastern	Cllr Camp (on behalf of Eastern)	2nd December 2024: STC recommended approval, 1 condition.	13 th January 2025: SDC Granted, 3 conditions.
24/02960/HOUSE	2 Highlands Park – Northern	Cllr Shea	16th December 2024: STC recommended approval.	17 th January 2025: SDC Granted, 4 conditions.
24/03089/MMA	7 Mount Harry Road – St Johns	Cllr Dr Dixon	16th December 2024: STC recommended approval.	14 th January 2025: SDC Granted, 9 conditions.
24/03130/HOUSE	57 Bosville Drive – Northern	Cllr Dr Canet	23rd December 2024: STC recommended approval.	20 th January 2025: SDC Granted, 3 conditions.
24/03134/LDCEX	156 High Street – Town	Cllr Michaelides	23rd December 2024: STC recommended refusal unless, 1 condition, 1 informative. (Planning Officer being satisfied that the works merit a Lawful Development Certificate)	20 th January 2025: SDC certified lawful existing use/development, 1 reason. (Sufficiently precise and unambiguous evidence)

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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>
24/02141/HOUSE	Stephanie Payne 11/01/2025	Cllr Gustard	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hoffman	7 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 17/12/24

24/02141/HOUSE - Amended plan

New front entrance, single-storey rear extension with chimney, and internal works.

A summary of the main changes are set out below:

Plans have been revised to correctly show the front garden area of the property.

Comment on 10/01/25

No. of days taken to comment

24

Considered under Chair's Action:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there will be no loss of amenity to neighbouring properties, especially with regards to concerns about fumes from the chimney
- The Environmental Health Officer being satisfied that there will be no negative health and safety impact of the braai chimney blowing fumes and smoke into the windows of neighbours via prevailing wind, and that any appropriate redirection of smoke can be satisfactorily achieved
- The Planning Officer being satisfied that the drive will be porous, as per Sevenoaks Town Neighbourhood Plan Policy L2, and being satisfied with the proposed finishes.

Decision on

Appeal on

Planning Applications to be Considered

Planning Applications received to be considered on 27 January 2025

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01617/MMA	Christopher Park 05/02/2025	Cllr Gustard	Planning & Design Group
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/25
24/01617/MMA - REVALIDATED plan				
Amendment to 21/02691/FUL.				
A summary of the main changes are set out below:				
Revised drawings received.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFDZHMBKH2M00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02475/FUL	Stephanie Payne 10/02/2025	Cllr Granville	Bankhead + Partners
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Scicluna		Rear of	29 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/25
Change of Use from Class E(g)(i) to Class C3 of a rear Ground floor unit, with associated window and doorways reinstated.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK0NH4BKJ0F00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02725/HOUSE	Abbey Aslett 28/01/2025	Cllr Granville	Open Architecture
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Knight			27 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/25
24/02725/HOUSE - Amended plan				
Proposed air source heat pump units.				
A summary of the main changes are set out below:				
New noise assessment provided.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLCSQABKJNU00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02875/MMA	Christopher Park 29/01/2025	Cllr Camp (as Chair)	Open Architecture

Planning Applications to be Considered

Planning Applications received to be considered on 27 January 2025

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Arnold Kirkland Properties Ltd	Lantau	Seal Hollow Road	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			08/01/25
24/02875/MMA - Amended plan			
Amendment to 23/03188/HOUSE to Revised driveway layout. Alteration to access gate with internal wall. Internal, material and facades alterations. Alteration to fenestrations.			
A summary of the main changes are set out below:			
Proposed plans have been provided for the front boundary wall.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM4NHIBKJZX00		

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02991/CONVAR	Anna Horn 04/02/2025	Cllr Clayton	Cross Town Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr A Birkett		Lyndhurst Cottage	Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				14/01/25
24/02991/CONVAR - Amended plan				
Variation of conditions 1, 4 and 5 of 24/01887/MMA (Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling) with amendment to replace entrance gates to front elevation, installation of root barriers and obscure glazing amendment.				
A summary of the main changes are set out below:				
The applicant has provided further information regarding the root barrier in response to the comments from the Tree Officer.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMSQ8LBKKBO00			

6	Plan Number	Planning officer	Town Councillor	Agent
	24/03086/HOUSE	Christopher Park 05/02/2025	Cllr Camp	Westleigh Design
Case Officer				
Applicant		House Name	Road	Locality
Mr Z Hou			6 Woodside Road	St Johns
Town		County	Post Code	Application date
				15/01/25
Proposed Single Storey Side Extension, Attached Garage (Flank Elevation), Open Front Porch, Front and Rear Gable Roof Alterations, Rooms in the Roof incorporating Side Dormer and Rooflights				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN5OTFBKKID00			

Planning Applications to be Considered

Planning Applications received to be considered on 27 January 2025

7	Plan Number 24/03149/HOUSE	Planning officer Christopher Park 30/01/2025	Town Councillor Cllr Daniell	Agent N/A
Case Officer				
Applicant Mr A McClinton		House Name Ashgrove Farm House	Road Ashgrove Road	Locality Kippington
Town		County	Post Code	Application date 09/01/25
Installation of solar panels in roof.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNINTMBKKNF00			

8	Plan Number 24/03208/FUL	Planning officer Stephanie Payne 04/02/2025	Town Councillor Cllr Dr Dixon	Agent Robinson Escott Planning
Case Officer				
Applicant S Beale		House Name	Road 9A Mount Harry Road	Locality St Johns
Town		County	Post Code	Application date 14/01/25
Sub-division of plot and construction of new dwelling with associated parking and landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNO7LGBKKRB00			

9	Plan Number 24/03295/HOUSE	Planning officer Summer Aucoin 31/01/2025	Town Councillor Cllr Michaelides	Agent Sharpe Architecture
Case Officer				
Applicant Mr C Stone		House Name	Road 27 Knole Way	Locality Town
Town		County	Post Code	Application date 10/01/25
Removal of conservatory, cladding existing house, construction of new rear extension, new dormers, extended terrace, solar panels and Air Source Heat Pump.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO324LBKKXU00			

10	Plan Number 24/03322/FUL	Planning officer Anna Horn 10/02/2025	Town Councillor Cllr Ancrum	Agent Frankham Consultancy
Case Officer				
Applicant Kent Community Health NHS Foundation Trust		House Name Outpatients Department, Seveno	Road Hospital Road	Locality Eastern
Town		County	Post Code	Application date 20/01/25
New double glazed aluminium double glazed windows with white frames and new spandrel panels where currently full height (to match existing spandrels) to replace existing single glazed metal and double glazed uPVC and aluminium windows. New aluminium external doors to replace existing timber and aluminium doors at rear. Replacement spandrel panels where these are currently timber and external Wall Insulation with a dark grey aluminium pressing finish.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA4IBKL0T00			

Planning Applications to be Considered

Planning Applications received to be considered on 27 January 2025

11	Plan Number	Planning officer	Town Councillor	Agent
	24/03358/HOUSE	Christopher Park 10/02/2025	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
				20/01/25
24/03358/HOUSE - Amended plan				
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.				
A summary of the main changes are set out below:				
Existing drawings have been made publicly available.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOLJ8SBKL3V00			

12	Plan Number	Planning officer	Town Councillor	Agent
	24/03399/HOUSE	Abbey Aslett 29/01/2025	Cllr Skinner	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs May		Meadowfield	60 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				08/01/25
Widen existing vehicular access and erect new entrance gates and pillars.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOP8Q8BKL6700			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/03400/FUL	Samantha Yates 03/02/2025	Cllr Skinner	MSD ARCHITECTS
Case Officer				
Applicant		House Name	Road	Locality
Mr D Thompson			75 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				13/01/25
Conversion of existing house into two dwellings, including single storey rear extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOP8QQBKL6900			

14	Plan Number	Planning officer	Town Councillor	Agent
	24/03414/HOUSE	Summer Aucoin 07/02/2025	Cllr Willis	JRD Kent

Planning Applications to be Considered

Planning Applications received to be considered on 27 January 2025

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs French		16 Granville Road	Town
Town	County	Post Code	Application date
			17/01/25
Demolition of the existing rear and attached garage, replaced by a new single-storey rear and side extension with associated hard and soft landscaping. New garden store. Alteration to fenestration.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOR4QYBKL7200		

15	Plan Number	Planning officer	Town Councillor	Agent
	24/03423/CONVAR	Abbey Aslett 28/01/2025	Cllr Clayton	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr P Baker		Alice's Tea Shop	114 St Johns Hill	Eastern
Town		County	Post Code	Application date
				07/01/25
Variation of condition 4 of 19/03151/FUL to Change of use from A1 (retail) to B1 (office) and associated works including replacement signage with amendment to alter operating hours from 9am-5pm Monday to Friday only.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSYUUBKL7K00			

16	Plan Number	Planning officer	Town Councillor	Agent
	24/03434/HOUSE	Summer Aucoin 07/02/2025	Cllr Willis	JRD Kent
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs French			16 Granville Road	Town
Town		County	Post Code	Application date
				17/01/25
Remove a section of the front boundary wall &, lower a section of the front garden. New vehicle access, driveway and new steps. Block up the existing vehicle gate on Gordon Road and replace with new pedestrian gate.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSZ4TBKL8600			

17	Plan Number	Planning officer	Town Councillor	Agent
	25/00053/HOUSE	Abbey Aslett 10/01/2025	Cllr Skinner	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs May		Meadowfield	60 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				20/01/25
New 1.8m close boarded fence to boundary.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPTZFGBKLHG00			