

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 16 February 2026 in the Council Chamber, Town Council Offices, TN13
3QG**

Livestreamed and available to view on YouTube until approved by Council:

<https://youtube.com/live/z2fjwYXAsxc>

Meeting commenced: 19:00

Meeting Concluded: 19:33

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

632 - APOLOGIES FOR ABSENCE

As above.

633 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

634 - DECLARATIONS OF INTEREST

Cllr Wightman declared that he had a non-pecuniary interest in the below application, due to his friendship with the applicant. He did not take part in its discussion and abstained from voting on its recommendation:

- [Plan no. 9] 26/00132/LBCALT: 2 Kippington House, 126 Kippington Road

635 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 2nd February 2026. **It was RESOLVED** that the minutes be approved.

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636 - DEVELOPMENT MANAGEMENT COMMITTEE - BRADBOURNE LAKES NORTH

a) The Committee receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 19th February 2026. It was noted that this had previously allocated jointly to Cllr Dr Canet and Cllr Shea.

- **25/03292/FUL - Bradbourne Lakes North, Bradbourne Vale Road**

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T61BFNBKKAS00>

c) It was **RESOLVED** that Cllr Dr Canet be registered to speak for the application on behalf of the Town Council.

637 - DEVELOPMENT MANAGEMENT COMMITTEE - 1 HILL CREST

a) The Committee receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 19th February 2026. It was noted that this had previously allocated to Cllr Dr Canet.

- **25/03101/FUL - 1 Hill Crest**

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4YFJBBKJXW00>

c) It was **RESOLVED** that Cllr Dr Canet be registered to speak against the application on behalf of the Town Council.

638 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee noted that the new dwellings being built at 53 Bradbourne Vale Road had been renumbered to 53, 53A and 53B Bradbourne Vale Road.

639 - LONDON GATWICK - PUBLIC CONSULTATION ON ROUTE 4 AIRSPACE CHANGE PROPOSAL, DEFERRED FROM 2ND FEBRUARY 2026

a) The Committee received reminder that London Gatwick is consulting on shortlisted options for an airspace change proposal which will reintroduce satellite-based navigation procedures on Route 4 of its aircraft departure routes.

b) It was noted that all documents relevant to the consultation, including supporting

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documents, details of public exhibition and webinar events and opportunity to comment, are available to view via the following webpage:

<https://consultations.airspacechange.co.uk/london-gatwick-airport/route4/>

c) Cllr Skinner summarised the four options, and reported that the key differences relate to the circuit routes of east-bound planes taking off from the west. He clarified that, while the four options would see planes pass over Sevenoaks Town, neither would introduce a tangible change in impact from the existing plane routes due to their already flying over the Town at the same location and height.

d) Cllr Dr Canet expressed her concern that no restrictions were proposed for late night take-offs after midnight, to minimise impact to local residents.

e) It was **RESOLVED** that the Town Council abstain from submitting a corporate response to the consultation, on the grounds that neither of the four options would cause particular impact to Sevenoaks Town residents. It was noted however, that Councillors could submit personal responses, should they wish to.

640 - APPEAL - GREENSANDS, OAK LANE, DEFERRED FROM 2ND FEBRUARY 2026

a) The Committee received reminder that the following appeal has been submitted:

- **6002632: 25/00104/FUL - Greensands, Oak Lane**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore the Town Council may provide additional comment or amend/withdraw previous representation by 20th February 2026.

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

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T7D16LBK10K00>

d) The Committee received a draft report from Cllr Gustard, expanding upon the Town Council's initial objection. Councillors praised the detail and quality of the report, and it was **RESOLVED** that it be forwarded to the Planning Inspector for their consideration. **(See attached)**

641 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council

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between the four weeks ending 9th February 2026.

642 - PLANNING APPLICATIONS

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

- b) The Committee considered planning applications received during the two weeks ending 9th February 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

643 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed

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Chair

Dated

DRAFT

SEVENOAKS TOWN COUNCIL

Submission in Response to Planning Appeal

Appeal Reference: 6002632, 25/00051/RFPLN

Original Application: 25/00104/FUL

Site Address: Greensands, Oak Lane, Kippington, Sevenoaks

Proposal: Demolition of existing care home and construction of an 8 flat residential building

Date: February 2026

1. INTRODUCTION

Sevenoaks Town Council (“STC”), as statutory consultee, consistently and unanimously objected to this application on six occasions between February and September 2025.

- **24 February 2025** - Initial consideration, concerns raised about overlooking, bulk and massing, tree protection
- **7 April 2025** - Amended plans reviewed (dormers removed), Town Council recommended refusal
- **19 May 2025** - Further amendments considered, concerns remained, refusal recommended
- **28 July 2025** - Additional information reviewed including bat survey results
- **26 August 2025** - Further consideration, specific policy references added (EN1, EN2, C4)
- **8 September 2025** - Final Town Council consideration before DMC, refusal recommended

The Town Council supports the Development Management Committee's decision of 13 November 2025 to refuse planning permission.

2. GROUNDS FOR SUPPORTING THE DMC'S REFUSAL

STC has consistently raised concerns in line with the DMC's decision that the proposal would represent an *“overbearing, unneighbourly and intrusive development causing harm to neighbouring amenities, visual amenities of the street scene, and the character of the area, which significantly and demonstrably outweighs the benefits.”*

2.1 Loss of Amenity and Privacy

The increased number of windows on side elevations creates unacceptable overlooking of neighbouring properties to both north and south. While dormer windows were removed in April 2025, velux windows are set at a height that still permit overlooking. The realignment bringing the building closer to neighbours, combined with increased depth, creates overshadowing and loss of light, particularly affecting White Friars Annexe. The Town Council requested a light assessment which was never addressed.

Substantial Harm: Loss of privacy, overlooking, and overshadowing materially affect quality of life for residents at White Friars Lodge, White Friars Annexe, numbers 15, 17, and 19 White Friars, and Old Orchard. (Contrary to Policy EN2)

2.2 Inappropriate Bulk and Massing

The proposal creates an excessively bulky and overbearing building inappropriate for the site:

- **Ridge height raised to full chimney height** across 18.7m frontage, with very large roof design, creating an unnecessarily tall and imposing structure
- **Excessive depth for the plot**, increased by 33% from 15m to 20, extending at both front and back
- **Footprint increased by 28%, with 90% area increase on each of 1st and 2nd floors** - creating bulk
- **Building reorientated to be extremely close to boundaries up to full height (12.4m)**, creating overbearing impact on neighbours

Substantial Harm: Excessive bulk and massing fundamentally overdevelops the site, creating overbearing impact on surrounding properties. (Contrary to Policy EN1)

2.3 Design Incongruent with Character Area

Whilst location is in urban confine, it is on the edge of this area and only 150m away from the National Landscape. The SCRAA defines the areas a H01 – dark informal lane.

Grey slate roofing at large scale is out of character where most neighbouring roofs use red clay tiles. The applicant admits steeper pitches 'not wholly characteristic of the site' contribute to excessive bulk and height.

The applicant's case relies heavily on limited street visibility due to screening and landscaping. This fundamentally misunderstands the purpose of character area protection. The SRCAA protects:

- Views from neighbouring properties—not just public street views
- The amenity and living environment of existing residents
- The overall character of the residential area—including side and rear views

The proposal creates significant harm when viewed from neighbouring properties at White Friars Lodge, White Friars Annexe, numbers 15, 17, and 19 White Friars, and Old

Orchard. The fact that screening may partially obscure street views does **not** address the substantial impacts on these neighbours who will experience the full bulk, massing, overlooking, and overbearing nature of the development.

Substantial Harm: The design fails to respect the H01 residential character through inappropriate materials, excessive scale, and uncharacteristic roof pitches. Most critically, it causes substantial harm to neighbouring amenity that cannot be excused by limited street visibility. (Contrary to Policy C4 STNP and SRCAA)

3. ADDITIONAL CONCERNS

At the DMC hearing, the Town Council highlighted two further concerns: (1) cannot comply with ecological E2 lighting limits, (2) endangers protected trees through inadequate methodology. While the DMC decision did not specifically comment on these objections, we believe they are material to the Appeal decision.

3.1 KCC Ecology Lighting Non-Compliance

The site's formal designation is H01 – Dark Informal Lane. This designation specifically requires minimal street lighting and avoidance of urbanisation to maintain the dark, informal character of Oak Lane. This is not merely aesthetic—it is fundamental to protecting the ecological corridor and bat population in this area.

The KCC Ecological assessment identified several bat species roosting in the building and nearby trees. Bats are highly sensitive to lighting, and excessive light pollution would:

- Disrupt commuting and foraging routes along the dark corridor
- Reduce the suitability of roosting locations in nearby trees
- Potentially violate wildlife protection legislation if bat habitat is degraded

KCC Ecology's consultation response explicitly states that all lighting (including from glazing) **must meet** Bat Conservation Trust/Institute of Lighting Professional's '*Guidance Note 8 Bats and Artificial Lighting at Night*' to be used in the lighting design of the development - **Zone E2 Low District Lighting standards**, keeping illumination below 5 lux at boundaries. This requirement exists to protect:

- Roosting bats identified in the ecological assessment
- The dark-corridor character essential to Oak Lane's H01 designation
- Nocturnal wildlife using this ecological corridor

The applicant's own Ecology Impact Assessment report classifies the proposed development site as **Zone E4 – Urban or Industrial High Lighting**. Zone E4 is the highest lighting zone classification, typically used for urban town centres and industrial areas with high ambient lighting.

The gap between Zone E4 (what the applicant proposes) and Zone E2 (what KCC Ecology / BN08 requires) is substantial. The design features that create this incompatibility include:

- **350% increase in front glazing** compared to the existing building
- **Doubled overall glazing** across all elevations
- Large areas of glazing serving living spaces and communal areas that will be illuminated during evening hours

The Town Council emphasized at the DMC hearing that **you cannot condition an E4-lit building down to E2 after approval**. Lighting compliance must be designed into the scheme from the outset. The condition (para 121) for a 'sensitive lighting scheme' proposed in the Planning Officer's report is unenforceable because:

- The quantum and positioning of glazing is fundamental to the building's design and layout & no light impact assessment has been provided
- Light spill from 350% more glazing cannot be adequately controlled through external measures
- Conditions requiring residents to keep blinds closed or lights off would be unenforceable and unreasonable
- The building's form and massing would need fundamental redesign to achieve E2 compliance

This lighting non-compliance represents a breach of:

- **KCC Ecology requirements** - explicit consultation response requiring BN08/E2 compliance
- **NPPF paragraph 198c** - protecting biodiversity and ecological networks: 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'
- **SPD H01** - dark informal lane designation requiring minimal lighting
- **STNP Policy C4** - respecting residential character including lighting environment

3.2 TPO Trees—Inadequate Methodology

Five TPO trees stand just 2 metres from the build zone at 19 White Friars, butting up directly against the boundary, including a 22m high Grade A1 Beech requiring 30% one-sided reduction and 10% root removal to enable construction and build. A smaller pruning was refused by SDC in 2020 (20/02863/WTPO) as harmful to longevity. No plans have been submitted for reductions required to the other TPO trees even though the landscape plans seem to require this.

BS 5837 requires for complex cases, where encroachment into the Root Protection Area is unavoidable, a detailed construction and root-protection methodology **before determination** is required. The protection measures methodology submitted are not adequate as this is not a standard development scenario and so are not sufficient to enable a planning condition to apply.

Recent case law (R (Evans) v Basingstoke and Deane BC [2013]) confirms this. The omission creates unacceptable risk to a protected tree.

4. CONCLUSION

Sevenoaks Town Council consistently objected on six occasions based on overlooking/amenity loss (Policy EN2), inappropriate bulk and massing with excessive ridge height (Policy EN1), and design incongruent with SRCAA (Policy C4).

The lighting scheme represents a fundamental design flaw that cannot be rectified through planning conditions. If approved with E4 lighting levels, this development would harm the bat population, degrade the dark-corridor ecology, and fundamentally undermine the H01 Dark Informal Lane designation that protects Oak Lane's unique character. The only solution is a fundamental redesign with reduced bulk and scale, significantly reduced glazing and a building form that can achieve E2 compliance from the outset.

The DMC's refusal decision correctly found substantial and demonstrable harm significantly outweighs benefits.

The Town Council respectfully requests the Inspector:

1. Dismiss this appeal
2. Uphold the DMC's refusal decision
3. Invite the applicant to submit a more suitable design

Submitted on behalf of Sevenoaks Town Council

February 2026

Planning Applications Considered

Applications considered on 16-2-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00967/OUT	Ashley Bidwell 20/02/2026	Cllr Daniell	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Police & Crime Commissio		Land North East of Magistrate	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/26

25/00967/OUT - Amended plan

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

A summary of the main changes is set out below:

Revised plans have been submitted showing the proposed buildings consolidated into a single block, along with a reduction in hardstanding, increased landscaping, and updated parking arrangements.

In addition, updated Air Quality, Flood Risk and Drainage, and Transport Statement reports have been provided, together with updated Biodiversity Net Gain (BNG) information.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied:

- With the bulk and massing;
- That there is no loss of amenity to neighbouring properties and;
- That the Core Strategy SP3 and Sevenoaks Town Neighbourhood Plan provision for 40% affordable housing is met.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01654/FUL	Samantha Yates 20/02/2026	Cllr Daniell	DMP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/26

25/01654/FUL - Amended plan

Installation of main gates to driveway entrance and installation of footpath for security reasons.

A summary of the main changes is set out below:

Preliminary Ecological Appraisal submitted on 26th January 2026.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-2-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02802/HOUSE	Abbey Aslett 23/02/2026	Cllr Layne	Fuller Long Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr And Mrs Herron			3 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/26
<p>Conversion of garage to habitable room, associated changes to fenestration. New canopy porch. Removal of glazed roof to conservatory, to be replaced by flat roof with roof lantern. Installation of external insulation and cladding. Replacement (like for like) of windows to double glazing. Repairs to chimney. Installation of roadside kerb to front with associated landscaping alterations.</p>				

Comment

Proposed by Cllr Ancrum:

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that:

- The design and materials of the replacement cladding remain in line with the original application and existing building
- That the structural changes and removal of the interior structural beam is both appropriate and sound.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03382/HOUSE	Summer Aucoin 18/02/2026	Cllr Daniell	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Johnston		Aston House	140 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/26

25/03382/HOUSE - Amended plan

Demolition of side extension and chimney. Replace integrated garage with new detached garage with rooflights, partial loft conversion with addition of dormer windows and rooflights, single storey rear and side extension, two storey rear, front and side extension, changes to fenestration and materiality. Solar panels. Open Porch. Removal of existing trees close to boundary. Landscaping.

A summary of the main changes is set out below:

The applicant has amended the plans, relocating the proposed garage.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer's requested condition is included, as well as a condition for the applicant to replace the trees removed with mature trees to maintain screening with neighbouring properties.

Planning Applications Considered

Applications considered on 16-2-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00036/LBCALT	Christopher Park 23/02/2026	Cllr Michaelides	Trueplan Uk Ltd.
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/26
Internal alteration of Listed Building including removal of spiral staircase and creation of new staircase. New partition wall. Extractor Vent				

Comment

Proposed by Cllr Skinner, with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that there will not be any adverse impacts on this highly significant Listed building in a Conservation Area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00043/HOUSE	Summer Aucoin 18/02/2026	Cllr Camp (as Chair, for Kipping	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Lane		The White Cottage	132 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/26
First floor side extension, single storey rear extension with rooflights, replacement porch, alterations to fenestration, internal alterations.				

Comment

Proposed by Cllr Camp:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no overlooking or loss of amenity to neighbours from the first floor windows, and a condition for the windows to be obscure glazed should this not be the case and;
- The Conservation Officer being satisfied with the proposed materials and finishes.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00068/HOUSE	Zoe Dommett 02/03/2026	Cllr O'Hara	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gibbons			9 Coombe Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/26
Demolition of existing conservatory. Erection of single storey rear extension with rooflight. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity or privacy to the neighbours at No. 9A from the new windows. Should the Planning Officer consider there will be unacceptable loss of privacy, then the Town Council requested a condition for obscure glazing on the windows to mitigate this.

Planning Applications Considered

Applications considered on 16-2-26

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00105/CONVAR	Samantha Yates 19/02/2026	Cllr Dr Dixon	Rapleys LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd			7 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/26
<p>Variation of condition 6 and 8 of 24/01851/CONVAR to Variation of condition 2 and condition 6 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works, with amendments to create individual access to plot 1 & 2, additional basement level with external stairs, alterations to fenestration, phasing plan and alteration to BNG requirement due to self-build exemption with amendment to change condition 6 to compliance and vary condition 8 to reflect an updated appendix c of the tree report.</p>				

Comment

Sevenoaks Town Council recommended approval, on the condition that adequate screening and quality soft landscaping is provided at this prominent location, as per Aim L3 and Policy L4 of the Sevenoaks Town Neighbourhood Plan which recognise the important positive contribution that trees and hedgerows provide to the character of an area.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00132/LBCALT	Zoe Dommatt 26/02/2026	Cllr Shea - For Kippington	Wyatt Glass Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Haine		2 Kippington House	126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/26

Listed building consent for window A.

Comment

Proposed by Cllr Skinner, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00152/MMA	Summer Aucoin 25/02/2026	Cllr Camp (As Chair, for Kippin	Js Designs (london) Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Spiers			52 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/26

Amendment to 25/03509/NMA to allow revised roof profile for front garage extension to omit porch alterations.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.