

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 02 March 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/m777rCS15Nc>

Meeting commenced: 19:00

Meeting Concluded: 20:00

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
1 Member of the Public

PUBLIC QUESTION TIME

None.

686 - APOLOGIES FOR ABSENCE

As above.

687 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

688 - DECLARATIONS OF INTEREST

None.

689 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 16th February 2026.

It was RESOLVED that the minutes be approved.

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690 - DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 19th February 2026. It was noted that this was attended by Cllr Dr Canet, who reported her enthusiasm to see the project progressed.

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

b) The Committee received notice that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 19th February 2026. It was noted that this was attended by Cllr Dr Canet, who spoke against the application on behalf of the Town Council.

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

691 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

a) The Committee received notice and plans of the new dwellings relating to the development at 6-10B Victoria Road, as well as their associated addresses.

b) The Committee received notice that the new address being constructed at 104B Oakhill Road would be renamed Oathwood House, 104B Oakhill Road.

c) The Committee received notice that the decision to rename the converted two flats at 14 Hollybush Lane and 87 Bayham Road to 87 Bayham Road, had been reversed. It was noted that the new address would be 14 Holly Bush Lane, in line with the Town Council's previously submitted comment that the residence should be renamed as per its access-road.

692 - CENTRAL GOVERNMENT CONSULTATION ON PROPOSED NATIONAL PLANNING POLICY FRAMEWORK REVISION

a) The Committee received reminder that the Ministry of Housing, Communities and Local Government is consulting on a proposed revision of the National Planning Policy Framework (NPPF).

b) It was noted that full details of the consultation, including a summary of the proposed changes and opportunity to comment are available via the below link, and that the response deadline is 10th March 2025:

https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=c47a87ee-21f5-478d-be9c-ef37f3dede30&utm_content=immediately

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c) The Committee received and noted a draft response to the consultation, as prepared by the NPPF Working Group formed on 5th January 2026, comprising Cllr Shea, Cllr Dr Canet, Cllr Wightman and Cllr Gustard.

d) Cllr Shea summarised the key contents of the draft response, highlighting the Working Group's concern with the proposed adoption of a permanent presumption in favour of development, and its welcoming of strengthened recognition of Neighbourhood Plans. It was **RESOLVED** that that the draft response be submitted on behalf of the Town Council.

693 - CONSULTATION REPORT AND APPROVAL OF FINAL LOCATIONS FOR CORNER PROTECTIONS PROJECT

a) The Committee received and discussed a consultation report, summarising the details and outcome of the Town Council's public consultation on locations proposed to receive further corner protections by way of double yellow lines and associated Traffic Regulation Order (TRO).

b) The Committee discussed the feedback and recommendations for each location as set out in the consultation report, with the following points of note:

- Councillors recognised the objection of displacement at **Location 4 (Bethel Road)**, however considered the stronger support, as well the safety and access improvements on a popular walking route constrained by narrow pavements and road-space, to outweigh the opposition.
- Councillors considered the retention of the full length of **Location 5 (Mill Lane)** in the proposals to be necessary, in order to secure the movement of emergency vehicles during peak hours. It was noted that displacement into Silk Mills Close would need careful mitigation, and it was agreed to bring this to the Design Team's attention.
- It was noted that the designs of **Locations 6-10 (Hillingdon Avenue, Seal Hollow Road, The Crescent, Wildernesse Avenue)** had been revised in line with feedback received from both the Town Council's and Kent County Council's overlapping proposals. Both Councils had subsequently agreed to merge the parking changes into a single TRO and split the cost.
- The Planning Committee Clerk clarified that the pavement changes and crossing proposals consulted on by Kent County Council would be pursued separately by the County Council, as these do not require a TRO.

c) It was **RESOLVED** that the Town Council submit all fourteen locations as listed below, for consideration, design and publication by Kent County Council to receive double yellow lines via a legal Traffic Regulation Order.

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- **Location 1a (private, western section of St James' Road):** With its extension into St James' Road removed, but St John's Road retained
- **Location 1b (public, eastern section of St James' Road):** As consulted
- **Location 2 (St George's Road):** As consulted
- **Location 3 (Amherst Road):** As consulted, with stipulation that the lines be kept to the minimum length required to achieve the aspired safety improvements
- **Location 4 (Bethel Road):** As consulted, with stipulation that the location be progressed only if the Design Team is satisfied that the safety benefits would significantly outweigh any harm to parking availability and displacement
- **Location 5 (Mill Lane):** With attention drawn to potential displacement into Silk Mills Close and request for the lines to be extended to mitigate this
- **Locations 6-10 (Hillingdon Avenue, Seal Hollow Road, The Crescent):** As amended in line with feedback to both the Town Council's and Kent County Council's similar consultation exercises
- **Location 11 and 12 (Ash Platt Road and Highlands Park):** With attention drawn to the four extension requests received from local residents and request for this to be included if possible
- **Location 13 (Letter Box Lane):** With attention drawn to the western side of Parkland Close and request for this to be included if possible
- **Location 14 (Bradbourne Road):** With request that this be a single line with time restrictions between 9am and 11am, in line with Sevenoaks Primary School feedback.

694 - KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON PROPOSED CHANGE TO ITS PUBLIC RIGHTS OF WAY STATEMENT OF PRIORITIES

a) The Committee received notice that Kent County Council is consulting on a proposed amendment to its Statement of Priorities for processing Section 53 applications to record Public Rights of Way. This includes prioritisation of user-based applications over historic applications, to address backlog issues.

b) It was noted that all documents relevant to the consultation, including supporting documents and opportunity to comment, are available to view via the following webpage: https://letstalk.kent.gov.uk/prow-statement-of-priorities?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Public-Rights-of-Way-Statement-of-Priorities-consultation&utm_campaign=website&utm_medium=email&utm_source=ehq

c) Councillors queried whether the Sevenoaks Society had responded to the consultation, given its expertise in the area. It was **RESOLVED** that the Town Council seek and defer to any advice from the Sevenoaks Society, and delay agreement of a response until this had been sought.

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695 - PLANNING APPLICATIONS

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

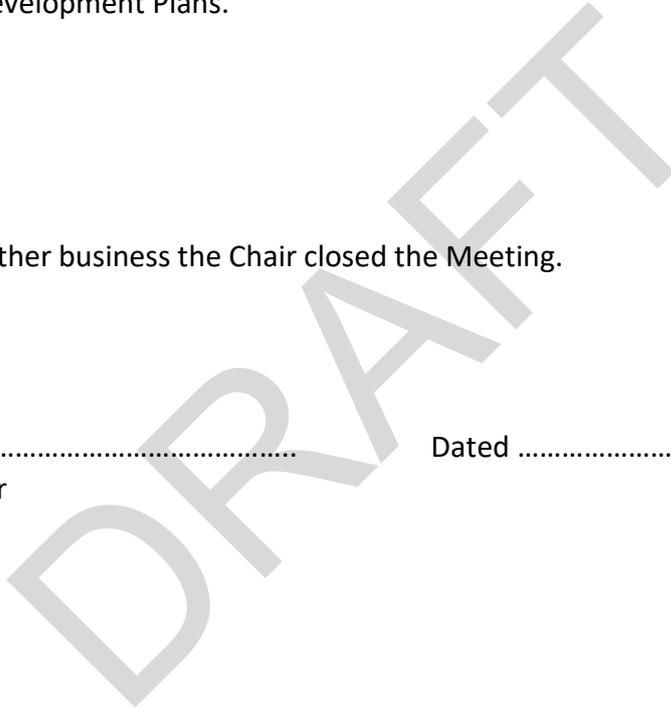
- b) The Committee considered planning applications received during the two weeks ending 23rd February 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

696 - PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, highlighting the Town Council’s concerns as to Central Government’s proposal to adopt a permanent tilted balance in favour of sustainable development within urban areas, as well as stating its support for strengthened Neighbourhood Development Plans.

There being no further business the Chair closed the Meeting.

Signed Dated
Chair



Planning Applications Considered

Applications considered on 2-3-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00978/FUL	Stephanie Payne 06/03/2026	Cllr Dr Dixon	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans		Land Rear of	26 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/26

25/00978/FUL - Amended plan

Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and associated landscaping. Associated works.

A summary of the main changes are set out below:

Updated information in relation to the LLFA comments has been provided.

Comment

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

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01938/HOUSE	Summer Aucoin 03/03/2026	Cllr Skinner	MSD Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bournebeech Ltd			75A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/26

25/01938/HOUSE - Amended plan

Single-storey rear extension with rooflight. Loft conversion with dormer and rooflights. Alterations to fenestration.

A summary of the main changes are set out below:

The applicant has amended the plans.

Comment

Sevenoaks Town Council recommended approval, subject to the approval of the Conservation Officer.

Planning Applications Considered

Applications considered on 2-3-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03239/CONVAR	Abbey Aslett 04/03/2026	Cllr Dr Dixon	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Featherstone Homes South Ea			53 Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/26
Removal of condition 9 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00275/FUL to Demolition of existing dwelling; erection of 3no. dwellings with amended access and all associated works.				

Comment

Sevenoaks Town Council, as an immediate neighbour to this property, did not make a recommendation on this application.

Informative:

Both Sevenoaks Town Neighbourhood Plan Policies L1 and L4 were in force before the date of the original application and were still in force on the two subsequent occasions when the applicants applied to remove the Biodiversity Net Gain condition and the Sevenoaks Town Neighbourhood Plan remains in force today. However, if new and compelling reasons to remove this condition have been submitted, these should be considered.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03306/HOUSE	Christopher Park 10/03/2026	Cllr Clayton	Lucy Wood Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Charman			26 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/26

25/03306/HOUSE - Amended plan

Demolition of existing non-original garage and conservatory extension; Single storey rear and side ground floor extension, rear first floor extension, front first floor extensions including a new double bay window, new dormer windows and rooflights; Single storey garage extension with associated new basement, accommodation in the eaves and rooflights; Alteration of front entrance porch and door; Alteration of fenestration and replacement of existing windows throughout; Replacement of existing roof structure and coverings; Replacement of existing front boundary fence with new brick wall, brick piers, black painted metal railings and electric gates.

A summary of the main changes is set out below:

The Noise Impact Assessment has been published and is now viewable.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Unacceptable loss of the mature magnolia tree which contributes significantly to the character of the area and the streetscene
- The proposed garage extension would dominate the frontage of the house, as well as cause unacceptable loss of amenity to Number 24
- Loss of the original wooden and plaster features would detract from the character of the Conservation Area, streetscene and neighbouring houses

Planning Applications Considered

Applications considered on 2-3-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00003/HOUSE	Summer Aucoin 09/03/2026	Cllr Camp	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Sparrow			1 Blair Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/26
Removal of existing conservatory, garage, utility and chimney. Construction of 2 storey extension to both side of the property and single storey extension to the rear of the property. Alterations to parking and turning circle with associated landscaping. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided:
 - The Planning Officer is satisfied that there will be no overlooking or loss of amenity from the windows at the first floor level on either flank, and if necessary on the stipulation that they be obscure glazed to protect the privacy of the neighbours at No.2, Blair Drive and the houses in Mount Harry Road;
 - That adequate tree and root protection measures in accordance with BS5837:2012 are submitted and approved in writing by the planning authority to protect the TPO'd yew tree.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00114/ADV	Christopher Park 03/03/2026	Cllr Willis	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>
				10/02/26
Removal of existing signage. New signage to front and side elevations.				

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00177/HOUSE	Summer Aucoin 11/03/2026	Cllr Ancrum	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Weerakoon			29 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/26
Two storey side extension, single storey rear extension, alterations to roof and new rear dormer. Internal reconfiguration of first floor and staircase. Associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the neighbouring property at No.27 will not be unduly affected by the proposed building work and that the necessary light tests are carried out.

Planning Applications Considered

Applications considered on 2-3-26

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00198/LBCALT	Christopher Park 09/03/2026	Cllr Dr Canet	SEHBAC Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Turrell		The Mill and The Barn	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/26
The replacement of doors and windows on both properties, The Mill and The Barn, Bradbourne Vale Road				

Comment

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

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00229/MMA	Summer Aucoin 09/08/2026	Cllr Gustard	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sweeney			25 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/26
Amendment to 25/02567/HOUSE to increase in roof height to align the new roof with the existing higher eaves.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00263/HOUSE	Christopher Park 16/03/2026	Cllr Wightman	Alpha Design Studio Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Lynch		High Chart	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/26
Conversion of existing store into habitable accommodation with new lean-to roof as well as fenestration alterations to rear of boot room.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00274/HOUSE	Zoe Domett 16/03/2026	Cllr O'Hara	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C & A Woodcock & Garcia			14 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/26
Two storey side and single storey rear extension with rooflights. Reconstruct/enlarge rear dormer and extend front dormer. Relocate front entrance.				

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended approval.