

Sevenoaks Town Council

AMENDED Minutes of the meeting of the Planning & Environment Committee Held on Monday 05 January 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/5o3wll6f4Yk>

Meeting commenced: 19:00

Meeting Concluded: 20:06

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	Present
Cllr Clayton – Mayor	Present	Cllr Shea – Leader	Present
Cllr Daniell – Deputy Leader	Present	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Apologies
Cllr Granville – Deputy Mayor	Present	Cllr Willis	Present
Cllr Gustard	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

557 - APOLOGIES FOR ABSENCE

As above.

558 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

559 - DECLARATIONS OF INTEREST

Cllr Wightman declared that he has a non-pecuniary interest in the following application, due to his friendship with the applicant. The recommendation was therefore prepared by Cllr Clayton as neighbouring Ward Member, with Cllr Wightman abstaining from discussions and the vote:

- [Plan no. 1] 25/02167/MMA – 1 Blackhall, Blackhall Lane

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560 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 22nd December 2025.

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

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

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

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

[Reforms to the statutory consultee system - GOV.UK](#)

c) The Committee endorsed the importance of national experts being retained and consulted as Statutory Consultees on relevant planning applications. Particular value was attributed to Sport England, for the protections they bring against the loss of both formal and informal playing fields and recreation grounds. Loss of such limited open spaces, combined with a growing need for their provision was noted as a particularly prevalent local issue, as evidenced by the Town Council's 2024 Sports Strategy review. Councillors further defended the importance of retaining outdoor playing fields, on both mental and physical wellbeing grounds, and noted that this need will only grow as the provision of private amenity space decreases in favour of achieving higher housing densities.

d) Councillors further expressed concern that removing the three Statutory Consultees would have a negative impact on the quality of planning applications and future development, due to the reduced need to comply with their necessary standards. The negotiation stage whereby a developer may make revisions to their design in order to meet Statutory Consultee criteria was also considered key to achieving high quality design and securing retention of important community assets.

e) Concern was also raised that the increased consultation criteria from 150 new homes to 250 would result in a significant and unacceptable loss of active travel opportunities being delivered as part of housing development. Councillors noted in particular, the importance of consistently delivering walking and cycling routes across multiple housing schemes, in order to achieve successful and connected networks.

f) It was **RESOLVED** that the Town Council respond to the consultation with the assertion that all three Statutory Consultees should be retained, as well as the current consultation

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criteria (150 new homes) for Active Travel England. This to be supported both by the grounds above, as well as with local examples and evidence from the Town Council's Sports Strategy. Noting the omission of any reference to Town and Parish Councils as Statutory Consultees, it was further **RESOLVED** that the Town Council's response also clarify the importance of their retention as well.

562 - CENTRAL GOVERNMENT CONSULTATION ON PROPOSED PLANNING REFORMS

a) The Committee received notice that the Ministry of Housing, Communities and Local Government is consulting on the following proposals:

- Revisions to the National Planning Policy Framework (NPPF)
- Data centres and onsite energy generation
- Standardised inputs in viability assessments
- Reforming site thresholds

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, with the response deadline being 10th March 2025:

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

c) It was **RESOLVED** that the past Working Group, which had been formed in 2024 to respond to another revision to the NPPF, be reassembled in order to review the further changes and prepare a draft response for later approval of the Committee. Membership of the Group would therefore comprise Cllr Camp, Cllr Clayton, Cllr Shea and Cllr Wightman, with further assistance offered by Cllr Dr Canet and Cllr Gustard.

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

a) Councillors received a reminder that Sevenoaks District Council had launched a review of its Local List, which celebrates buildings and structures of local architectural and historic interest, and is considering further nominations of local heritage assets to be listed.

b) The following key resources were noted as available via the District Council's website:

- [Criteria](#) for a building or structure to be added to the District Council's Local List (attached)
- Further information on the Local List review, including the opportunity to nominate a building, structure or space: [Local List | Sevenoaks District Council](#)

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- Interactive [Planning Policies Map](#) which may be used to view existing entries of both the local and national historic assets register, as well as their interaction with Conservation Areas

c) The Committee received a reminder of its earlier resolution to consider nominating any unlisted Frank Marshall (Sevenoaks Society) award winners, and received a subsequently prepared report compiling all past winners and their current listing status.

d) Councillors concurred that all past winners should be nominated, on the grounds that they were considered to meet at least one or more of the District Council's Local List criteria, had been recognised as particularly excellent design, and with the hope that their further recognition would set a precedent of high quality design for the significant volume of anticipated future developments expected within the District.

564 - 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 December 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

565 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 5-1-26

1	Plan Number	Planning officer	Town Councillor	Agent
	25/02167/MMA	Abbey Aslett 12/01/2026	Cllr Clayton (On behalf of Wilde	Scandia-Hus
Applicant	House Name	Road	Locality	
Mr M & Mrs C Rosser	1 Blackhall	Blackhall Lane	Wilderness	
Town	County	Post Code	Application date	
			19/12/25	

25/02167/MMA - Amended plan

Amendment to 25/00188/FUL with amendments including window alterations, internal alterations and associated landscaping. Changes to conditions 7 (landscaping) and 8 (ecological enhancements).

A summary of the main changes are set out below:

Revised plans, which include changes to (but not limited to): the positioning of the dwelling in line with the original scheme, removal of the pergola and solar panels, and reduction in patio size, and reduction in patio size. Updated heritage impact assessment, ecological assessment and landscaping plan. Proposal description updated.

Comment

Proposed by Cllr Clayton on behalf of Wilderness Ward:

Sevenoaks Town Council recommended approval.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/03382/HOUSE	Summer Aucoin 12/01/2026	Cllr Gustard	Coleman Anderson Archit
Applicant	House Name	Road	Locality	
Mr and Mrs Johnston	Aston House	140 Kippington Road	Kippington	
Town	County	Post Code	Application date	
			19/12/25	

Demolition of side extension and chimney. Replace intergrated 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.

Comment

Sevenoaks Town Council recommended refusal on the grounds that it considered the seven mature trees proposed for removal to be of significant value, and that their loss would be both inappropriate and detrimental to the character and biodiversity of the area, as well as contrary to Policy L4 of the Sevenoaks Town Neighbourhood Plan.

Informative:

The Town Council advised that, if the Planning Officer is minded to approve the application, a condition should be imposed securing the replacement of all seven removed trees with an appropriate species which responds to the location, character and biodiversity of the site. This is as per Policy L4 of the Sevenoaks Town Neighbourhood Plan.

Planning Applications Considered

Applications considered on 5-1-26

3	<i>Plan Number</i> 25/03404/HOUSE	<i>Planning officer</i> Christopher Park 10/01/2026	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Oprea			14 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/12/25
Demolition of stores and family room, construction of single storey rear extension with rooflights, part single, part two storey side extension with rooflights, front porch and loft conversion with rear dormers and rooflights to front elevation. Existing vehicular access to be widened to facilitate altered parking space at front.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the proposed parking arrangement, given the loss of a parking space
- That the driveway will be made of permeable materials to allow for surface water run-off,
- That the design and materials will be similar to, and in keeping with neighbouring properties.

4	<i>Plan Number</i> 25/03428/HOUSE	<i>Planning officer</i> Zoe Dommett 15/01/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Kopke			11 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/25
Loft conversion with rear dormer and rooflights to front, window to side elevation and relocation of solar panels.				

Comment

Sevenoaks Town Council recommended approval, providing there will be no loss of privacy or amenity to neighbours.

Planning Applications Considered

Applications considered on 5-1-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03470/FUL	Ashley Bidwell 15/01/2026	Cllr Daniell	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
AMP Clean Energy (Ms A Boyc	Land East of Turners Gardens	Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/12/25	
Construction and operation of a micro energy storage project				

Comment

Sevenoaks Town Council recommended refusal of the application on the following grounds:

- Inappropriate visual impact of the structure, and lack of natural screening, particularly at a key gateway into the High Street Conservation Area
- Highway safety and impact on visibility and sightlines for vehicles and pedestrians,
- The Noise Impact Assessment does not clarify whether the impact would be acceptable or need mitigating, and as such the Town Council raised its concerns as to the impact not only to nearby residents, but also to neighbouring wildlife at the adjacent National Landscape and Sits of Special Scientific Interest,
- The Town Council considered the proposed structure to be of minimal benefit considering the relatively low capacity of the batteries in conjunction with average household energy consumption, and weighed against the above-identified harm.

Informative:

Sevenoaks Town Council advised that, while supportive in principle of the objective of the technology, it could not support its proposed location, design, nor the uncertainty of its noise, visual, and highway safety impacts.