



Tuesday, 09 June 2026

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday 15 June 2026 at the conclusion of the Extra Ordinary Town Council meeting, which commences at 7pm.**

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/Rh08qQAOi8> 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 wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. 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 Libby Ancrum	Cllr Sally Layne
Cllr Sue Camp (Chair)	Cllr Lise Michaelides
Cllr Dr Marilyn Canet	Cllr Lionel O'Hara – Deputy Mayor
Cllr Tony Clayton	Cllr Claire Shea – Leader
Cllr Catherine Daniell – Deputy Leader	Cllr David Skinner OBE (Vice Chair)
Cllr Dr Peter Dixon	Cllr Nicholas Varley
Cllr Victoria Granville – Mayor	Cllr Gareth Willis
Cllr Chloe Gustard	Cllr Nigel Wightman

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public 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 from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 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 5-13) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 1st June 2026.
5	KEY UPCOMING CHANGES TO PLANNING LEGISLATION (Pages 15-17) To receive and note a briefing report, which summarises the following two upcoming planning legislation changes being introduced by central Government, and how they may impact the Town Council: • Replacement of Community Right to Bid, with the new Community Right to Buy • Changes to Biodiversity Net Gain threshold and exemptions
6	ASSETS OF COMMUNITY RIGHTS NOMINATION a) To consider whether the Town Council should nominate the former M&Co building (96 High Street) as an Asset of Community Value, on the following grounds: • That its current use - being a valuable community shop as well as affordable arts studios - furthers residents' social, recreational and cultural interests, • That its potential future use to incorporate a market hall and cultural hub strengthens its value as a community asset, and • To help secure its protection from sale on the open market, in light of Local Government Reorganisation.

	b) To consider whether the Town Council should resubmit nominations for the following assets, whose Asset of Community Value registrations are due to expire on 22nd September 2026: • The Stag Theatre • Bradbourne Lakes • Kaleidoscope Gallery, Library and Museum
7	APPEAL - LAND SOUTH OF LARCHES (Pages 19-20) a) To receive notice of the submission of the following appeal: • 6009872: 26/00053/ARGNOT – Land South of Larches, Ashgrove Road b) To note that the Appeal is proceeding under Written Representations Procedure, therefore the Town Council may provide representation if deemed appropriate. This must be done by 1st July 2026. INFORMATIVE: The Town Council is not notified nor consulted on Agricultural/Forestry Notification applications and therefore has not submitted comment on either the original application or appeal. c) To note 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=TFCAURBK0MR00
8	THAMES WATER - PUBLIC CONSULTATION ON DRAFT DROUGHT PLAN 2027 (Pages 21-23) a) To receive notice that Thames Water is consulting on its draft Drought Plan 2027. b) To note that all documents relevant to the consultation, including supporting documents and information on how to comment, are available via the following webpage: https://www.thameswater.co.uk/about-us/regulation/drought-plan/consultation c) To consider and agree whether the Town Council submit a formal response, with the deadline to do so being 23rd July 2026.
9	KNOLE ACADEMY PUBLIC CONSULTATION ON PROPOSALS TO OPEN A SPECIALIST RESOURCE PROVISION (Page 25) a) To receive notice that Knole Academy is consulting on its proposal to open a Specialist Resource Provision (SRP) for children with Autistic Spectrum Disorder (ASD) and / or Speech Language and Communication Needs (SLCN) from September 2027. This would provide 30 places for students with an Education, Health and Care Plan for

	ASD and / or SLCN. b) To note that all documents relevant to the consultation, including supporting documents and information on how to comment, are available via the following webpage: https://www.knoleacademy.org/srp-consultation/ c) To receive copy of the consultation questions (attached) and to agree whether the Town Council submit a formal response, with the deadline to do so being 24th June 2026.
10	KENT DOWNS MANAGEMENT PLAN 2026-2031 PUBLIC CONSULTATION a) To receive notice that Kent Downs National Landscape is consulting on its 2026-2031 Management Plan, which will be used to influence decisions and priorities for nature recovery, farming, climate action, access and tourism. b) To note that all documents relevant to the consultation, including supporting documents and information on how to comment, are available via the following webpage: https://letstalk.kent.gov.uk/kent-downs c) To consider and agree whether the Town Council submit a formal response, with the deadline to do so being 19th July 2026.
11	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 27-28) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 8th June 2026.
12	PLANNING APPLICATIONS (Pages 29-31) a) 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. b) The meeting will be reconvened to consider planning applications received during the two weeks ending 8th June 2026.
13	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 01 June 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/I6aCIs8Z17c>

Meeting commenced: 19:00

Meeting Concluded: 20:19

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Open Spaces Committee Clerk
1 Members of the Public

PUBLIC QUESTION TIME

None.

120 - CHAIR & VICE CHAIR

It was noted that the following appointments were made for the Planning & Environment Committee at the Annual Town Council meeting held on 11th May 2026:

- Chair: Clr Sue Camp
- Vice-Chair: Clr David Skinner OBE

121 - APOLOGIES FOR ABSENCE

As above.

122 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

123 - DECLARATIONS OF INTEREST

a) Representation was received and forwarded to all Councillors, objecting to the following application:

Sevenoaks Town Council

- **[Plan no. 9] 26/00946/FUL – Woodseaves, 5 Knole Paddock, Seal Hollow Road**

b) Cllr Granville declared a non-pecuniary interest in the following application, due to her residing on the same road. She remained open-minded to its contents.

- **[Plan no. 6] 26/00900/HOUSE – 51 The Drive**

c) Cllr Dr Dixon declared a non-pecuniary interest in the following application, due to his family members residing on the same road. He remained open-minded to its contents.

- **[Plan no. 6] 26/00900/HOUSE – 51 The Drive**

124 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 18th May 2026.

It was RESOLVED that the minutes be approved.

125 - KENT COUNTY COUNCIL: DEFINITIVE MAP MODIFICATION ORDER FOR PUBLIC FOOTPATH SU52

a) The Committee received formal notice and an accompanying statement that Kent County Council had made a Definitive Map Modification Order, claiming a public footpath under reference SU52 between Pound Lane and Dartford Road. It was noted that this was made on 6th May 2026 and would come into force upon conclusion of the advertisement period and its subsequent confirmation.

b) It was noted that representation about or objecting to the Order could be made during the advertisement period, with the deadline to do so being 3rd July 2026. It was not considered necessary to do so.

126 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS

The Committee received notice of a change of address alongside associated plans for the single dwelling recently converted from two flats at 113B and 113C Bradbourne Vale Road. It was noted that the new address had been revised to 113 Bradbourne Vale Road.

127 - 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 between the two weeks ending 25th May 2026.

Sevenoaks Town Council

128 - PLANNING APPLICATIONS

a) Minute Item 128b 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 applications, by prior agreement.

- [Plan no. 9] 26/00946/FUL – Woodseaves, 5 Knole Paddock, Seal Hollow Road (For)
- [Plan no. 9] 26/00946/FUL – Woodseaves, 5 Knole Paddock, Seal Hollow Road (Against, written representation read by the Chair with prior agreement)

c) The Committee considered planning applications received during the two weeks ending 25th May 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

129 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 1-6-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01445/REM	Nicola Furlonger 11/06/2026	Cllr Shea	David Lock Associates
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Tarmac Trading Limited	Sevenoaks Quarry	Bat and Ball Road	ADJOINING Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/05/26	

25/01445/REM - Amended plan

Reserved matters application for the approval of access, appearance, landscaping, layout and scale in respect of the 'Barn Area' pursuant to planning permission 22/00512/OUT - An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House, reuse or demolition and replacement of barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

A summary of the main changes is set out below:

Amended drawings and additional information has been provided by the applicant in response to consultee comments. This includes a revised site layout plan, with the Barn resited away from the Ancient Woodland and the access gate relocated into the entrance.

Further details are provided regarding arboricultural and Ancient Woodland impacts and construction methods. A revised Biodiversity Construction and Environmental Management Plan and Tree Survey Report and Arboricultural Impact Assessment are provided. Drainage details have been withdrawn, to be addressed separately through condition 22 / 23 of the outline planning permission.

A full list of submission documents can be found in the applicant's covering letter.

Comment

Sevenoaks Town Council did not comment, as the proposals are outside Sevenoaks Town.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01654/FUL	Samantha Yates 10/06/2026	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>	
			19/05/26	

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:

- Updated Arboricultural Report that includes the Ancient Woodland Impact Assessment
- Updated Biodiversity Net Gain information

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00780/FUL	Christopher Park 09/06/2026	Cllr Camp	Arun Associates Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Firstport Property Services Limi		Park House	St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/26
Alteration to fenestration of conservatory and replace glazed roof with solid roof with two skylights.				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00810/HOUSE	Zoe Dommett 06/06/2026	Cllr Dr Canet	Canopy Planning Service
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Buxton			47 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Loft conversion with gable ends, roof lights, and I-shaped rear dormer.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00820/FUL	Ashley Bidwell 12/06/2026	Cllr	Union4 Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association		Land North East Of Junction Wi	Seal Road, Greatness Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/26
Demolition of existing garages. New building comprising 4 no. residential dwellings with associated car and cycle parking, bin store, landscaping and associated works.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Unacceptable bulk and massing,
- Lack of design quality which was considered to be inappropriate for this prominent gateway location. The Sevenoaks Town Neighbourhood Plan identifies this an important gateway to Sevenoaks Town and designs should therefore reflect this, and
- Loss of amenity and light to neighbours on Greatness Lane.

Informative agreed via SECONDARY RESOLUTION:

Should the Planning Officer be minded to grant permission, Sevenoaks Town Council requested that consideration be given during Section 106 negotiations to explore the potential to provide public realm improvements to enhance the area. There is a particularly important opportunity which should not be missed, to enhance the existing but underutilised small green space outside One Stop, by providing an attractive seating area and planting - similar to that at Rheinhach Gardens.

Planning Applications Considered

Applications considered on 1-6-26

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00900/HOUSE	Summer Aucoin 06/06/2026	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Pringle			51 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Replacement of existing wooden boundary fence with a higher wooden fence.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00902/FUL	Stephanie Payne 09/06/2026	Cllr Willis	Manning Wistow Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Finchcocks Ltd (Mr N Nichols)		Sevenoaks Business Centre	15 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/26
Alteration to external fenestration and re-open an existing external entrance. Juliet balcony and balcony.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with both the style fenestration and the style and extent of the balcony.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00905/HOUSE	Christopher Park 12/06/2026	Cllr Michaelides	TP Evans Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/26
Install one Conservation style rooflight.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-26

9	Plan Number	Planning officer	Town Councillor	Agent
	26/00946/FUL	Zoe Dommett 10/06/2026	Cllr Michaelides	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr D Higgs		Woodseaves, 5 Knole Paddock	Seal Hollow Road	Town
Town		County	Post Code	Application date
				19/05/26
Demolition of existing dwelling and garage. Erection of replacement dwelling with associated works to include landscaping. Solar panels.				

Comment

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

- With the designs and materials,
- That the report produced by Arboricultural experts commissioned by the applicant is fully adhered to,
- That adequate provision for surface water drainage will be provided, with any large areas of hard landscaping to include both proper drains and porous surfacing, as per Sevenoaks Town Neighbourhood Plan Policy L2.

10	Plan Number	Planning officer	Town Councillor	Agent
	26/00995/VAR106	Ashley Bidwell 06/06/2026	Cllr Camp	Capsticks LLP
Applicant		House Name	Road	Locality
West Kent Housing Association		Davis Garage Site	Golding Road	St Johns
Town		County	Post Code	Application date
				15/05/26
Variation of Section 106 agreement of SE/87/0550				

Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- It considered the application to be contrary to the Sevenoaks Town Neighbourhood Plan's objectives for affordable housing and social rent,
- It considered the original wording of the Section 106 securing low-cost social housing to remain important and applicable.

Informative:

Sevenoaks Town Council acknowledged that this application consists of a specialist topic, and emphasised its key position that delivery and protection of affordable and particularly of social housing is of the utmost priority.

It was therefore requested that Planning Officers reviewing this application do so in a way that ensures this site continues to deliver affordable housing for the Town in the manner originally envisaged.

Planning Applications Considered

Applications considered on 1-6-26

11	<i>Plan Number</i> 26/00996/HOUSE	<i>Planning officer</i> Bethany Prentice 06/06/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> OPEN architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Perry		Highstead	3 Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Single-storey rear extension with roof light and green roof. Front infill extension and facade updates including new fenestration and cladding. Internal alterations. Garden patio and associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval, providing the Tree Officer is satisfied with the application.

12	<i>Plan Number</i> 26/01007/HOUSE	<i>Planning officer</i> Summer Aucoin 06/06/2026	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> 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>
				15/05/26
Detached garage, garden outbuilding, relocation of front entrance with replacement gates.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i> 26/01034/HOUSE	<i>Planning officer</i> Summer Aucoin 06/06/2026	<i>Town Councillor</i> Cllr Layne	<i>Agent</i> Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A MacGilp			14 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/26
Demolition of existing garage. Single storey side extension, single store rear extension and first floor side extension. Alterations to fenestration. New roof windows. New patio and pathways. Rooflights.				

Comment

Sevenoaks Town Council recommended approval provided the Conservation Officer is happy with the materials and tiles chosen.

Planning Applications Considered

Applications considered on 1-6-26

14	Plan Number 26/01058/HOUSE	Planning officer Bethany Prentice 09/06/2026	Town Councillor Cllr Camp	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr and Mrs Willcox			80 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				18/05/26
Single storey side and rear extension, alterations to roof to facilitate a loft conversion including front and rear dormers, replacement roof to kitchen and front porch				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no overlooking or loss of amenity to the neighbours - particularly to the neighbouring school playground and playing field - from the dormers at the front and rear.

15	Plan Number 26/01087/LDCEX	Planning officer Ashley Bidwell 09/06/2026	Town Councillor Cllr Layne	Agent NTR Planning
Applicant		House Name	Road	Locality
Knole Park Golf Club		Knole Park Golf Club	Seal Hollow Road	Eastern
Town		County	Post Code	Application date
				18/05/26
Digging of a trench and laying of water pipes and electrical trunking (approximately 25m) to enable connection to manifold and water storage tanks.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number 26/01095/HOUSE	Planning officer Abbey Aslett 09/06/2026	Town Councillor Cllr Layne	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr D Liang			19 Vine Court Road	Eastern
Town		County	Post Code	Application date
				18/05/26
Reposition existing pier and install new driveway gates.				

Comment

Sevenoaks Town Council recommended approval.

17	Plan Number 26/01098/LBCALT	Planning officer Bethany Prentice 12/06/2026	Town Councillor Cllr Willis	Agent Harcroft Consulting Limite
Applicant		House Name	Road	Locality
Natwest Group		National Westminster Bank	67 High Street	Town
Town		County	Post Code	Application date
				21/05/26
Replacement of the internal ATMs, and associated internal alterations.				

Comment

Sevenoaks Town Council noted that this application had since been Withdrawn.

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Sevenoaks Town Council Planning & Environment Committee

Agenda Item 5: Summary of key recent changes to Planning Legislation

There are a couple of notable changes to Planning Legislation being introduced soon. Below is a summary of those considered to be of particular relevance or impact to Sevenoaks Town Council. This is for informative purposes of the Town Council only, and should not be considered exhaustive of all upcoming legislative changes to the planning system.

1. Replacement of the Community Right to *Bid* With the new Community Right to *Buy*

The new Community Right to **Buy** will replace the current provisions under the Community Right to **Bid** on registered Assets of Community Value. Assets can be nominated by any community group, including Town and Parish Councils.

The Devolution & Community Empowerment Act under which this is introduced has received Royal Assent, however not all sections (including the Community Right to Buy) have been brought into effect yet. The Right to Buy regulations will be subject to a separate commencement order which will determine the date when the new rules will take effect; therefore until this is published, the **current** Community Right to Bid rules remain.

The changes will include the following:

- **First right of refusal:** if an asset comes up for sale, the community group gets the first chance to buy it before anyone else can make an offer. *(See Officer note below, however)*
- **A twelve-month moratorium** (instead of six): the protected period during which the asset cannot be sold to anyone else, has been extended in order to give community groups more time to raise the funds they need.
- **Valuation machinery included within the statute:** Prices will either be negotiated or set by an independent valuer, as opposed to being market-driven.
- **A wider definition of what counts as a community asset:** This includes automatic protected status of sports grounds which will continue indefinitely (as opposed to expiring and needing to be re-submitted), as well as strengthening the case for registering decommissioned assets which do not *currently* (but did in the “recent past”) further the interests of local residents as community assets.
- **Longer listing of registered assets:** Assets registered by a community group will now remain on the list for 10 years instead of 5.

Officer note: the terms “Right to Buy” and “First refusal” should not be misconstrued as meaning that the owner is obligated to accept a community group’s offer, nor to sell to them. While the new legislation appears to strengthen the Community Right to Buy – particularly by incorporating independent valuations – it does not appear to make sale to a community group mandatory. Until further guidance is published, a cautious approach to interpreting this is therefore recommended by Town Council Officers.

2. Biodiversity Net Gain thresholds and exemptions

These changes come following the 2025 consultation held by central government, which included proposed amendments to the thresholds and exemptions for an application being required to deliver biodiversity net gain.

Changes of particular interest to Sevenoaks Town Council include the increase of the threshold for the majority of development proposals from 0.1 hectares to 0.2 hectares. This will impact applicability of the Sevenoaks Town Neighbourhood Plan Policy L1 (which requires new developments to deliver 10% Biodiversity Net Gain) due to the application of this policy being reliant on the Statutory Metric.

Also particularly relevant is removal of the self-build exemption which the Town Council has queried the applicability and potential mis-use of – although many of these may now fall under the de minimis category due to the increased threshold.

Finally, a new exemption for developments which will enhance parks, playing fields and public gardens has been introduced – with local authorities and community groups in mind. Examples of how the latter could benefit the Town Council and its residents includes projects such as provision of 3G pitches, floodlights, skateparks, sports pavilions.

As with the Community Right to Buy legislation, these new provisions are not yet active and will be introduced at later dates. An information event was held by the **Planning Advisory Service** in May 2026 which provides a particularly useful overview of upcoming changes and when they can be expected to come into force. The event recording and accompanying slides can be viewed via the following webpage:

<https://www.local.gov.uk/pas/environment/biodiversity-net-gain-bng-local-planning-authorities/bng-library/pas-bng-event#whats-next-for-bng-an-overview-with-mhclg-defra-may-2026>

Excerpts from the slides where they are of interest to the Town Council have also been provided below:

Minor, medium and brownfield | Headline changes to Exemptions

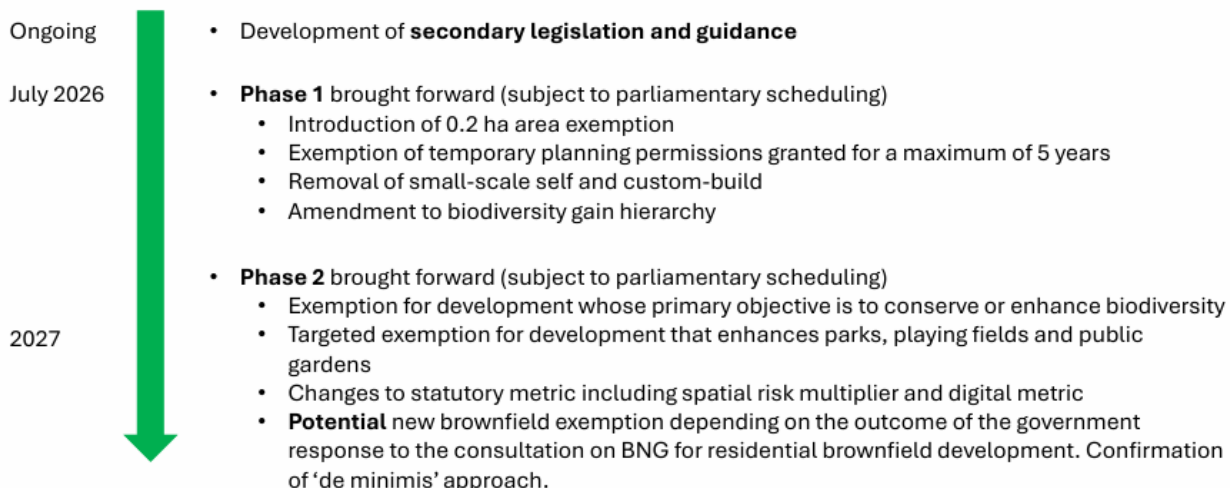
Updates to exemptions, the biodiversity hierarchy and the statutory biodiversity metric aim to reduce administrative burdens and improve flexibility for minor developments.

Category	Expected changes
New Exemptions	• 0.2ha area-based exemption - measured using total site area within the red line boundary, does not apply where onsite priority habitats are impacted ▪ Temporary planning permissions granted for a maximum of five years where the whole development comprises solely of temporary development. Development whose primary objective is to conserve or enhance biodiversity – where habitat change requires planning permission. • Targeted exemption for development that enhances parks, playing fields and public gardens – will target development and community and local authority level. Does not apply where onsite priority habitats are impacted • Transitional arrangements will be put in place through legislation to ensure that exemption changes apply to new applications for planning permission.
Exemptions Removed	• Self-build and custom-build exemption – in response to feedback that it's confusing and difficult to enforce, we expect many applications will be covered by the new area-based exemption
No change	• No new exemption for minor development • Other current exemptions remain unchanged (including householder and for biodiversity gain sites)

Biodiversity gain hierarchy	Will be updated for minor development only to give off site delivery equal status to onsite habitat creation and enhancement . Biodiversity Gain Plan template will be updated and transitional arrangements put in place to ensure only applies to new applications for planning permission.
Metric	• Move the current Excel metric tools to a digital, integrated service • Small Sites Metric will continue to apply for minor development only not medium development • Spatial risk assessment for adjusted to Local Nature Recovery Strategy areas rather than LPA/NCA (existing approach for intertidal and watercourse module retained) • Improve identification of Open Mosaic Habitat (OMH) and other urban habitats through updated guidance, clearer definitions, and reviewed condition assessment • Introduction of a proxy habitat when OMH units are unavailable • Consider changes to the assessment of watercourse condition, including a new distinctiveness category for heavily modified watercourses • Will not take forward proposal to allow biodiverse features in private gardens to count for BNG • Transitional arrangements will be put in place for metric changes along with guidance on which version of the metric should be used

Minor, medium and brownfield | Next steps

Until changes take effect, the current BNG requirement remains in place and developers should continue to follow [existing guidance and legislation](#) when delivering BNG.



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Parish Council

Tel: 01732 227000 Option 3
 Ask for: Christopher Park
 My ref: 26/00026/RFPAPD
 Date: 29th May 2026

Town and Country Planning Act 1990

Dear Sir/Madam,

Appeal by:	Mr James Cullen		
Site:	Land South Of Larches Ashgrove Road Sevenoaks Kent		
Nature:	Proposed new agricultural access with fencing and gate.		
SDC Ref:	26/00026/RFPAPD	Planning Inspectorate Ref:	6009872
Start Date:	27th May 2026		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of prior approval for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> quoting the Planning Inspectorate case reference **6009872**. Comments should be submitted by **1st July 2026**.

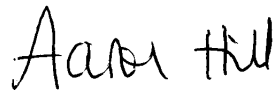
Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. Any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority. If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

You will be able to view the Appeal Documents and Decision on our website [here](#).

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

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

Yours faithfully,

A handwritten signature in black ink that reads "Aaron Hill". The signature is written in a cursive, slightly informal style.

Aaron Hill
South Team Manager



Thames Water Utilities Ltd.
Clearwater Court
Reading
Berkshire
RG1 8DB

Our Draft Drought Plan 2027 – Public Consultation

Dear Customers, Stakeholders and Regulators,

We recently received approval from the Secretary of State to publish our draft Drought Plan 2027 for consultation. Our draft Drought Plan has been produced to comply with the statutory requirements introduced in the Water Act 2003, the Drought Plan (England) Direction 2025 and Environment Agency guidelines.

How Can I Get Involved?

We want to hear from you. We're consulting on our draft Plan for 8 weeks from **28th May to 23rd July**. Your feedback will help us to develop a plan that meets your expectations.

If you wish to provide feedback on our draft Drought Plan 2027, please send your representation to the Secretary of State via email at water.resources@defra.gov.uk and copy in our water resources mailbox - WaterResources@thameswater.co.uk including "Thames Water" in the subject line, by 23rd July 2026.

Representations by post should be sent to:

Drought Plan Consultation
Defra
Drought
Seacole
2 Marsham Street
London
SW1P 4DF

We'll consider all representation received by 23rd July, and publish our Statement of Response by 29th October outlining any changes we have made to our plan in response to the consultation. We'll incorporate changes to our revised draft Drought Plan which we'll submit to Defra and will publish our final Drought Plan in 2027 once approved.

Our Drought Plan and accompanying dDP27 documents are available on our website, which can be found below:

<https://www.thameswater.co.uk/about-us/regulation/drought-plan/consultation>

A paper copy can also be made available on request at Clearwater Court, Reading.

What is a Drought Plan?

All water companies in England and Wales are required by the Government to produce a Drought Plan every 5 years. Our Drought Plan explains the actions we'd expect to take in the event of a drought, to ensure that we maintain essential supplies of water to our customers.

Our Drought Plan describes how we will continue to supply wholesome water to our customers during periods of prolonged dry weather and drought. Drought Plans are a requirement under s39B of the Water Industry Act 1991 (WIA), as introduced by the Water Act 2003. This draft Drought Plan fulfils the requirement in the Act and has been developed in accordance with the guidelines provided by the Environment Agency.

Our Draft Drought Plan 2027 Summary

Our documents include a summary document, main report and technical appendices. We have retained the same methodologies and assessments as in our 2022 Plan but have made the following updates, considering lessons learnt in the droughts of 2022 and 2025:

- We have reduced the expected time it would take to implement a Temporary Use Ban (TUB)
- We have included additional flexibility to consider the use of drought permits which have very low impacts on the environment, earlier in a drought
- We have included new Drought Permit measures to take more water from the environment to help further protect our customers water supply
- We have updated our assessment of what impact our drought measures would have on the environment
- We have updated our agreement to take a coordinated approach with the other water companies in the South-East if water use restrictions are needed.
- We have updated our Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) to assess the environmental impacts of individual options as well as the Plan overall.

We have followed the guidance outlined in the Security and Emergency Measures Directions (SEMD) Framework, 2022 and further amended in 2024 when preparing our

Drought Plan. The Guidance states that sensitive information must not be published, which includes identifying locations of abstractions. To comply with this, we have redacted site names that could be used to identify locations of our abstraction sites and assets throughout the main report and appendices.

Best regards,

Julie Morton

Head of Water Resources
Thames Water

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Survey Questions for Knole Academy's Specialist Resource Provision Consultation

We are seeking the views of parents and the community regarding the proposed creation of a Specialist Resource Provision (SRP) at Knole Academy, Sevenoaks, for students beginning their secondary education in September 2027. Your feedback will help inform our planning and ensure the SRP meets the needs of our students and local community.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

1. Please indicate your relationship to Knole Academy. (Required)

- ☐ Parent/Carer of a current student
- ☐ Parent/Carer of a prospective student
- ☐ Community member
- ☐ Staff member
- ☐ Other

2. We would like to hear your views on a proposal to open a Specialist Resource Provision (SRP) for children with Autistic Spectrum Disorder (ASD) and/or Speech Language and Communication Needs (SLCN) at Knole Academy from September 2027. This would ultimately provide 30 places for students in Years 7 to 11 with an Education, Health and Care Plan (EHCP) for ASD and/or SLCN.

Enter your answer.

3. Are you in favour of establishing a Specialist Resource Provision at Knole Academy for students starting in September 2027? (Required)

- ☐ Yes
- ☐ No
- ☐ Not sure

4. Please share any comments, concerns, or suggestions regarding the proposed SRP.

Enter your answer.

5. How important do you feel it is to have an SRP for students with additional needs at Knole Academy? (Required)

- ☐ Very important
- ☐ Somewhat important
- ☐ Not important
- ☐ Unsure

6. Do you have any specific ideas or recommendations for the design or operation of the SRP?

Enter your answer.

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **26th May 2026 to 8th June 2026** 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	STC Recommendation (abridged)	SDC Decision (abridged)
25/03542/HOUSE	3A St Johns Hill – St Johns	2nd February 2026: STC recommended refusal unless, 2 conditions, 1 informative. 16th March 2026: STC recommended refusal unless, 2 conditions, 1 informative. (Subject to Planning Officer satisfaction with amenity and light)	3 rd June 2026: SDC Granted , 3 conditions.
25/03543/LBCALT	3A St Johns Hill – St Johns	2nd February 2026: STC recommended refusal unless, 2 conditions, 1 informative. 16th March 2026: STC recommended refusal unless, 2 conditions, 1 informative. (Subject to Planning Officer satisfaction with amenity and light)	3 rd June 2026: SDC Granted , 4 conditions.
26/00274/HOUSE	14 Robyns Way – Northern	2nd March 2026: STC recommended approval. 13th April 2026: STC recommended approval.	26 th May 2026: SDC Granted, 4 conditions.
26/00355/MMA	Greenhills, 12 Oakhill Road – Kippington	27th April 2026: STC recommended approval.	26 th May 2026: SDC Granted, 9 conditions.
26/00411/FUL	14 Hillside Road – Eastern	13th April 2026: STC recommended refusal unless, 2 conditions. (Condition for non-opening, obscure glaze window and removal of PDRs).	5 th June 2026: SDC Granted , 10 conditions. (Condition added securing non-opening, obscure glaze window and removal of PDRs).
26/00417/HOUSE	38 The Dene – Town	13th April 2026: STC recommended approval.	29 th May 2026: SDC Granted, 5 conditions.
26/00562/HOUSE	35 Vine Court Road – Eastern	27th April 2026: STC recommended refusal unless, 1 condition, 1 informative. (Subject to Conservation Officer satisfaction with hard landscaping and request for permeable surfacing).	3 rd June 2026: SDC Granted , 4 conditions. (Conservation Officer raised concern, but was overruled by

			the Planning Officer. Permeable surface condition added).
26/00568/HOUSE	Seal Lodge, Seal Hollow Road – Wildernesse	27th April 2026: STC recommended approval.	26 th May 2026: SDC Granted, 3 conditions.
26/00584/HOUSE	14 Holly Bush Lane – Eastern	27th April 2026: STC recommended approval, 1 condition.	3 rd June 2026: SDC Granted, 3 conditions.
26/00595/FUL	7 South Park – Town	27th April 2026: STC recommended approval, 1 condition.	3 rd June 2026: SDC Granted, 4 conditions.
26/00611/HOUSE	13 Cavendish Avenue – Northern	13th April 2026: STC recommended approval.	27 th May 2026: SDC Granted, 3 conditions.
26/00686/CONVAR	Maywood, 49 Bradbourne Road – St Johns	27th April 2026: STC recommended approval, 1 condition.	8 th June 2026: SDC Granted, 14 conditions.
26/00701/HOUSE	Springbank, Clock House Lane – St Johns	27th April 2026: STC recommended approval.	2 nd June 2026: SDC Granted, 4 conditions.
26/00711/HOUSE	1 Lake View Road – Northern	27th April 2026: STC recommended approval.	5 th June 2026: SDC Granted, 3 conditions.
26/00830/MMA	91 Weald Road – Kippington	27th April 2026: STC recommended approval, 1 condition. 18th May 2026: STC recommended approval, 1 condition.	3 rd June 2026: SDC Granted, 5 conditions.
26/00935/MMA	9A Mount Harry Road – St Johns	18th May 2026: STC recommended approval.	5 th June 2026: SDC Granted, 9 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 15 June 2026

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00671/HOUSE	Zoe Dommett 16/06/2026	Cllr Willis	Level Architecture
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Carloni			43 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/26
Rebuilding of boundary wall, fencing and driveway walls to match existing brickwork. New driveway installed with steps to front door. Driveway widened to accommodate 2 cars. Associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBSQG6BKM9F00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00758/HOUSE	Bethany Prentice 29/06/2026	Cllr Daniell	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs E. Smith		Ruthwell	80 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/26
26/00758/HOUSE - Amended plan				
Conversion and extension of existing garage with associated internal alterations and new access steps. First and second floor rear extension, including internal alteration. Alterations to fenestration and roof line, including new dormer windows and Juliet balconies. Hard and soft landscaping.				
A summary of the main changes is set out below:				
The planning agent has provided an Arboricultural Survey with Tree Constraints Plan in response to the previous consultation comments from SDC Tree Officer.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCD3ALBKMGA00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01020/HOUSE	Zoe Dommett 29/06/2026	Cllr Dr Canet	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Whiteley			222 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/26
Single-storey ancillary outbuilding with air source heat pump. Associated soft landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDSVDNBKMY700			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01033/LBCALT	Summer Aucoin 22/06/2026	Cllr Michaelides	Royal Tunbridge Wells Building CALT

Planning Applications to be Considered

Planning Applications received to be considered on 15 June 2026

Case Officer			
Applicant	House Name	Road	Locality
Mr N Watson		9 Pound Lane	Town
Town	County	Post Code	Application date
			01/06/26
Strip off the existing mixed slate roof covering and replace it with new natural slates. Replace roof battens and felt.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDUQ2EBKMZ400		

5	Plan Number	Planning officer	Town Councillor	Agent
	26/01040/HOUSE	Zoe Dommett 22/06/2026	Cllr Gustard	Mr & Mrs Barry
Case Officer				
Applicant		House Name	Road	Locality
Andrew Wells Planning & Design		Oakhaven	Grassy Lane	Kippington
Town		County	Post Code	Application date
				01/06/26
Single-storey outbuilding, sauna pod, and pergola.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDWKP3BKMZS00			

6	Plan Number	Planning officer	Town Councillor	Agent
	26/01041/FUL	Christopher Park 18/06/2026	Cllr Granville	Tesco Business Solutions
Case Officer				
Applicant		House Name	Road	Locality
Tesco PLC		Site of	136 High Street	Town
Town		County	Post Code	Application date
				28/05/26
Proposed 3X new Standard AC Unit installed at ground level enclosed on three sides with protective railing on ground floor. Proposed new Low Noise CO2 Gas Cooler to be installed at ground level. Proposed new 2.4m high timber fence and access gates to be installed.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TDWKPNBKMZU00			

7	Plan Number	Planning officer	Town Councillor	Agent
	26/01102/HOUSE	Summer Aucoin 23/06/2026	Cllr Willis	Cadscapes Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mrs A Shepherd-Barron			11 Eardley Road	Town
Town		County	Post Code	Application date
				02/06/26
Insertion of rooflights in front & side roof planes				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TE7OPFBKN3R00			

8	Plan Number	Planning officer	Town Councillor	Agent
	26/01120/HOUSE	Zoe Dommett 16/06/2026	Cllr Skinner	Robinson Escott Planning

Planning Applications to be Considered

Planning Applications received to be considered on 15 June 2026

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Synesiou		2 Hunsdon Drive	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			26/05/26
Minor regrading works to rear garden with associated retaining wall, enclosures and landscaping			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEBE15BKN5900		

9	Plan Number	Planning officer	Town Councillor	Agent
	26/01164/HOUSE	Bethany Prentice 23/06/2026	Cllr Gustard	Samuel Moss Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr Dodd			32 White Hart Wood	Kippington
Town		County	Post Code	Application date
				02/06/26
Garage conversion to habitable accommodation with alterations to fenestration. Replacement of the rear dormer with a larger dormer. Windows to be replaced.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEMI1IBKEIP00			