

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 15 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/Rh08qQAOi8>

Meeting commenced: 19:32

Meeting Concluded: 20:05

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

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

173 - APOLOGIES FOR ABSENCE

As above.

174 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

175 - DECLARATIONS OF INTEREST

a) Representation was received from the Ashgrove Area Residents Association and forwarded to all Councillors, requesting the Town Council’s support in their objection to the following appeal:

- [Agenda Item 7] 6009872: 26/00053/ARGNOT – Land South of Larches, Ashgrove Road

b) Cllr Wightman declared that he had a non-pecuniary interest in the following planning application, due to his relationship with the applicants. He did not participate in its discussion or resolution:

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- **[Plan no. 8] 26/01120/HOUSE – 2 Hunsdon Drive**

c) Cllr Skinner and Cllr Ancrum declared a non-pecuniary interest in the following planning applications, whose decision had been reported under Agenda Item 11 – Decision Notices on planning applications commented on by Sevenoaks Town Council:

- **25/03542/HOUSE and 26/03543/LBCALT – 3A St Johns Hill**

176 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 1st June 2026.

It was RESOLVED that the minutes be approved.

177 - KEY UPCOMING CHANGES TO PLANNING LEGISLATION

The Committee received and noted a briefing report, which summarised 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**

178 - ASSETS OF COMMUNITY RIGHTS NOMINATION

a) The Committee considered 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
- To help secure its protection from sale on the open market, in light of Local Government Reorganisation, and
- Its contribution to the Sevenoaks Town Neighbourhood Plan Cultural Quarter Policy

b) Cllr Skinner enquired whether a successful nomination of 96 High Street would preclude it from being included in the District Council's plans to redevelop Land East of High Street. The Planning Committee Clerk confirmed that Asset of Community Value registrations do not prohibit an asset from being redeveloped or its use changed, with the protection aimed primarily in the instance that the asset is intended for sale or "disposal" by the owner. She further clarified that discretion is given to Local Planning Authorities as to whether they

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consider a Community Asset registration to be “material” in their appraisal of a planning application.

c) The Committee considered whether the Town Council should resubmit nominations for the following assets, whose Asset of Community Value registrations were due to expire on 22nd September 2026:

- The Stag Theatre
- Bradbourne Lakes
- Kaleidoscope Gallery, Library and Museum

d) It was **RESOLVED** that the Town Council nominate 96 High Street as an Asset of Community Value, as well as renew its nominations for The Stag Theatre, Bradbourne Lakes, and the Kaleidoscope Gallery, Library and Museum.

179 - APPEAL - LAND SOUTH OF LARCHES

a) Councillors noted that the following appeal had been submitted:

- **6009872: 26/00053/ARGNOT – Land South of Larches, Ashgrove Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore the Town Council may provide representation if deemed appropriate. It was further noted that the deadline to do so is 1st July 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=TFCAURBK0MR00>

d) It was **RESOLVED** that the Town Council write to the Planning Inspector, opposing the Appeal on the following grounds:

- The existing access is adequate for the agricultural use currently taking place on the land,
- The agricultural justification does not satisfy the “reasonably necessary” test under Class B,
- The Planning Inspector’s 2006 decision remains materials relevant to the current proposal, and
- The planning history does not support the creation of a new access onto Ashgrove Road.

180 - THAMES WATER - PUBLIC CONSULTATION ON DRAFT DROUGHT PLAN 2027

a) The Town Council received notice that Thames Water is consulting on its draft Drought Plan 2027.

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b) It was noted that all documents relevant to the consultation, including supporting documents and information on how to comment, are available via the below webpage. It was further noted that the deadline to respond to the consultation is 23rd July 2026.

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

c) Councillors considered that, although Thames Water's primary role within Sevenoaks Town relates to wastewater rather than water supply, the draft Drought Plan 2027 should be reviewed by the Planning & Environment Committee to establish whether it could have any impact on the River Darent, including through groundwater abstraction from the aquifer that feeds the river. It was therefore **RESOLVED** that the Item be deferred to the next meeting in order to allow Councillors time to review its contents.

181 - KNOLE ACADEMY PUBLIC CONSULTATION ON PROPOSALS TO OPEN A SPECIALIST RESOURCE PROVISION

a) The Committee received 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. It was noted that this would provide 30 places for students with an Education, Health and Care Plan for ASD and / or SLCN.

b) It was noted that all documents relevant to the consultation, including supporting documents and information on how to comment, are available via the below webpage. It was further noted that the deadline to respond to the consultation is 24th June 2026.

<https://www.knoleacademy.org/srp-consultation/>

c) Councillors were supportive of the proposal and welcomed the new provision, however expressed the importance of ensuring that its students are fully integrated with their classmates and potential feelings of isolation avoided. It was **RESOLVED** that a draft response be produced by Cllr Shea to this effect and submitted to Knole Academy for its consideration.

182 - KENT DOWNS MANAGEMENT PLAN 2026-2031 PUBLIC CONSULTATION

a) The Committee received 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) It was noted that all documents relevant to the consultation, including supporting documents and information on how to comment, are available via the below webpage. It was further noted that the deadline to respond to the consultation is 19th July 2026.

<https://letstalk.kent.gov.uk/kent-downs>

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c) It was **RESOLVED** that the Item be deferred to the next meeting in order to allow Councillors time to review the Management Plan's contents.

183 - 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 8th June 2026.

184 - 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 8th June 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

185 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 15-6-26

1	Plan Number	Planning officer	Town Councillor	Agent
	26/00671/HOUSE	Zoe Dommett 16/06/2026	Cllr Willis	Level Architecture
Applicant	House Name	Road	Locality	
Mrs S Carloni		43 The Drive	Town	
Town	County	Post Code	Application date	
			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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the design, materials and impact on the Conservation Area.

2	Plan Number	Planning officer	Town Councillor	Agent
	26/00758/HOUSE	Bethany Prentice 29/06/2026	Cllr Daniell	Offset Architects
Applicant	House Name	Road	Locality	
Mr & Mrs E. Smith	Ruthwell	80 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			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.

Comment

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

Sevenoaks Town Council recommended approval.

3	Plan Number	Planning officer	Town Councillor	Agent
	26/01020/HOUSE	Zoe Dommett 29/06/2026	Cllr Dr Canet	N/A
Applicant	House Name	Road	Locality	
T Whiteley		222 Seal Road	Northern	
Town	County	Post Code	Application date	
			08/06/26	

Single-storey ancillary outbuilding with air source heat pump. Associated soft landscaping.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-6-26

4	<i>Plan Number</i> 26/01033/LBCALT	<i>Planning officer</i> Summer Aucoin 22/06/2026	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Royal Tunbridge Wells Bu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr N Watson		9 Pound Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/06/26	
Strip off the existing mixed slate roof covering and replace it with new natural slates. Replace roof battens and felt.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the designs and materials, and the Conservation Officer is satisfied that there is no adverse impact on a listed house.

5	<i>Plan Number</i> 26/01040/HOUSE	<i>Planning officer</i> Zoe Dommett 22/06/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Mr & Mrs Barry
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Andrew Wells Planning & Desig	Oakhaven	Grassy Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/06/26	
Single-storey outbuilding, sauna pod, and pergola.				

Comment

Sevenoaks Town Council recommended approval, providing that Planning Officer satisfied there is no loss of amenity to neighbours from the height of the proposed outbuilding.

Informative:

The Town Council further requested that conditions be added to ensure that works will cease until the Tree Protection measures are in place, and ensuring that the outbuilding will only be used as ancillary to the main dwelling.

6	<i>Plan Number</i> 26/01041/FUL	<i>Planning officer</i> Christopher Park 18/06/2026	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Tesco Business Solutions
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Tesco PLC	Site of	136 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Environmental Health Officer's recommended conditions being added.

Planning Applications Considered

Applications considered on 15-6-26

7	<i>Plan Number</i> 26/01102/HOUSE	<i>Planning officer</i> Summer Aucoin 23/06/2026	<i>Town Councillor</i> Cllr Willis	<i>Agent</i> Cadscapes Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Shepherd-Barron			11 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/26
Insertion of rooflights in front & side roof planes				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied that there are no detrimental impacts on the Conservation Area.

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

Comment

Sevenoaks Town Council recommended approval, subject to planning permission being conditioned on the retention and maintenance of the new fence.

9	<i>Plan Number</i> 26/01164/HOUSE	<i>Planning officer</i> Bethany Prentice 23/06/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Samuel Moss Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dodd			32 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied there is no loss of amenity to neighbours.