

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 29 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/ErxCx-nlpTc>

Meeting commenced: 19:00

Meeting Concluded: 19:30

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	Present
Cllr Clayton	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 – Mayor	Present	Cllr Willis	Apologies
Cllr Gustard	Apologies	Cllr Wightman	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

186 - APOLOGIES FOR ABSENCE

As above.

187 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

188 - DECLARATIONS OF INTEREST

None.

189 - MINUTES

a) The Committee received the MINUTES of the Planning & Environment Committee Meeting held 15th June 2026.

b) The Planning Committee Clerk advised that the deadline for Knole Academy’s consultation (Minute Number 181b) had been misspelled, and should have read 24th June 2026. **It was RESOLVED** that the minutes be approved, with this detail corrected.

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190 - SEVENOAKS DISTRICT COUNCIL LOCAL PLAN REGULATION 19 CONSULTATION DATES

a) The Committee received notice that Sevenoaks District Council's Regulation 19 public consultation on its Emerging Local Plan will take place between 23 July and 17th September 2026 (pending Committee and Cabinet approval).

b) It was noted that the Committee papers for the District Council's Development and Infrastructure Advisory Committee, which will consider the updated Local Plan on 30th June 2026, are available via the below link. It was noted that these include a summary of the Regulation 18 consultation responses and how the Plan has been updated to reflect these, as well as a summary of the allocation sites which have been removed, added or retained in the Local Plan:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=361&MId=3790&J=2>

c) It was **RESOLVED** that a Working Party comprising Cllr Dr Canet, Cllr Shea, Cllr Skinner, Cllr Camp and Cllr Granville be formed to consider the Regulation 19 consultation's content and to produce a draft response for later consideration of the Planning & Environment Committee. It was noted that any further Councillors interested in taking part could do so.

191 - SEVENOAKS DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY

a) The Committee received a report detailing Sevenoaks District Council's proposal to amend its Community Infrastructure Levy (CIL) Charging Schedule, removing residential developments of **10 or more** from its CIL Charging Schedule in favour of securing infrastructure improvements via focused Section 106 agreements instead.

b) Councillors discussed the two recommendations set out in the associated report, and it was **RESOLVED** that the Planning & Environment Committee to write to Sevenoaks District Council's Planning Policy Team as well as elected Members of the District Council's Development and Infrastructure Advisory Committee and Cabinet, requesting that Town and Parish Councils be added to the list of infrastructure providers consulted on the Infrastructure Development Plan as well as during and leading up to Section 106 negotiations.

c) The Committee discussed the potential ramifications of the proposed CIL Charging Schedule amendment, concluding their belief that it would not be functional or effective – either for Town and Parish Councils and their residents, or for the Local Planning Authority itself. Key concerns and grounds for this included:

- Unsustainable financial and administrative burden of producing a Section 106 agreement for every development of 10 or more units,
- Loss of ability and means for Town and Parish Councils to deliver focused infrastructure improvements which respond to and meet the needs of the local residents,
- Loss of Town and Parish Council input into what infrastructure improvements are delivered as part of Section 106 agreements, as they are neither privy to Section 106

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negotiations nor able to inform the contents of the District Council's Infrastructure Delivery Plan, which is used to guide such discussions.

d) It was noted that formal amendment of the CIL Charging Schedule would require public consultation before it may be adopted, and that this was understood to be expected by December 2026, in tandem with the Local Plan's intended submission. It was **RESOLVED** that a preliminary draft response be produced, highlighting the Councillors' concerns, for consideration and approval at the next Planning & Environment Committee meeting.

192 - KENT DOWNS MANAGEMENT PLAN 2026-2031 PUBLIC CONSULTATION (DEFERRED FROM 15TH JUNE 2026)

a) The Committee received reminder 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 following webpage: <https://letstalk.kent.gov.uk/kent-downs>

c) It was agreed that the Item be deferred until the next meeting, before the deadline of 19th July 2026.

193 - THAMES WATER - PUBLIC CONSULTATION ON DRAFT DROUGHT PLAN 2027 (DEFERRED FROM 15TH JUNE 2026)

a) The Committee received reminder that Thames Water is consulting on its draft Drought Plan 2027.

b) It was noted 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) It was agreed that the Item be deferred until the next meeting, with Cllr Clayton to review the details for any impact on the River Darent, before the deadline 23rd July 2026.

194 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee received notice and plans for the naming of six new dwellings at the former site of Tor Na Coille, 1 Ashley Road. It was noted that the new addresses had been amended as follows:

- Laurel House, 1 Ashley Road
- Chestnut House, 1A Ashley Road
- Turner House, 1B Ashley Road

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- Lucombe House, 1C Ashley Road
- Burr House, 1D Ashley Road
- Sessile House, 1E Ashley Road

195 - 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 22nd June 2026.

196 - 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 22nd June 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

197 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 29-6-26

1	<i>Plan Number</i> 26/00929/HOUSE	<i>Planning officer</i> Bethany Prentice 10/07/2026	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> ANDERSON NORTH LIMITED
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Howe		54 Cobden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/06/26	
Demolition of existing conservatory to allow single storey side and rear extension with rooflight and internal alterations. Front door reallocated with new canopy.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i> 26/01073/HOUSE	<i>Planning officer</i> Bethany Prentice 03/07/2026	<i>Town Councillor</i> Cllr Wightman	<i>Agent</i> BVDS Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Evans	Quarries	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/06/26	
Driveway gate and fence replacement with new pedestrian gate. New gravelled pedestrian footpath.				

Comment

Proposed by the Vice-Chair, with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval, subject to landscaping being secured by a planning condition.

3	<i>Plan Number</i> 26/01184/HOUSE	<i>Planning officer</i> Bethany Prentice 06/07/2026	<i>Town Councillor</i> Cllr Wightman	<i>Agent</i> OPEN architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Ms Day and O'Regan	Brambles	Woodland Rise	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/06/26	
Single-storey rear and side extension as well as loft conversion with Juliet Balcony alongside fenestration updates including new rooflights, internal alterations to suit, landscape alterations including driveway enlargement, patio rearrangement and tree removal.				

Comment

Proposed by the Vice-Chair, with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that the golf practice room will be sufficiently soundproofed, as demonstrated by an acoustic report, so as not to cause a nuisance,
- The Planning Officer being satisfied with all materials and finishes, and
- The Tree Officer being satisfied with the tree report, including the planting of replacement trees.

Planning Applications Considered

Applications considered on 29-6-26

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01185/FUL	Christopher Park 13/07/2026	Cllr Granville	QED Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Care UK Community Partnerships (Mr P Holmes)	Weald Heights	Bourchier Close	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/06/26	
Provision of patio areas to 13 ground floor bedrooms. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01232/MMA	Samantha Yates 03/07/2026	Cllr Wightman	OPEN architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Lee	Godden House	Blackhall Lane	ADJOINING Wildernessee	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/06/26	
Amendment to 25/00425/HOUSE to alter the fenestration and facade materials. Additional steps added. Removal of overhang to gym and outdoor chimney removed. Internal alterations. alteration to the number of rooflights. Glass link altered to be continuation of green roof.				

Comment

Proposed by the Vice-Chair, with Cllr Wightman's apologies:

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

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/01303/LBCALT	Samantha Yates 08/07/2026	Cllr Gustard	DMP
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
savage	West Heath School	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/06/26	
Proposed two storey extension to North West elevation of main building, incorporating main hall, 6 new classrooms, servery, WC accommodation and relocation of school main entrance/reception. Installation of PV equipment and mechanical plant at roof level and relocation of boiler flue to existing building. New hard and soft landscaping.				

Comment

Proposed from the Chair, with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, provided that the Conservation Officer confirms their satisfaction with the design, and subject to a Tree Protection Plan securing protection of the cedar tree being received and approved by the Tree Officer.