



Tuesday, 23 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 29th June 2026, 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/ErxCx-nlpTc> 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 5-12) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 15th June 2026.
5	SEVENOAKS DISTRICT COUNCIL LOCAL PLAN REGULATION 19 CONSULTATION DATES a) To receive 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) To note 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. 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
6	SEVENOAKS DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY (Pages 13-16) a) To receive a report detailing Sevenoaks District Council's proposal to amend its Community Infrastructure Levy (CIL) Charging Schedule, and the potential impact of this to Town and Parish Councils. b) To discuss and consider the below recommendations, as provided at the end of the report: 1) For the Planning & Environment Committee to write to Sevenoaks District

	Council's Planning Policy Team as well as elected Members of the District Council's DIAC and Cabinet, requesting that Town and Parish Councils be added to the list of infrastructure providers consulted on the IDP as well as during and leading up to Section 106 negotiations. 2) To consider a response in relation to the District Council's proposal to amend its CIL Charging Schedule.
7	KENT DOWNS MANAGEMENT PLAN 2026-2031 PUBLIC CONSULTATION (DEFERRED FROM 15TH JUNE 2026) a) To receive 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) 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.
8	THAMES WATER - PUBLIC CONSULTATION ON DRAFT DROUGHT PLAN 2027 (DEFERRED FROM 15TH JUNE 2026) a) To receive reminder 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	STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES (Pages 17-19) To receive notice and plans for the naming of six new dwellings at the former site of Tor Na Coille, 1 Ashley Road. The new addresses have been amended as follows: • Laurel House, 1 Ashley Road • Chestnut House, 1A Ashley Road • Turner House, 1B Ashley Road • Lucombe House, 1C Ashley Road • Burr House, 1D Ashley Road • Sessile House, 1E Ashley Road

10	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 21-22) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 22nd June 2026.
11	PLANNING APPLICATIONS (Pages 23-24) 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 22nd June 2026.
12	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

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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	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 – Deputy 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 July 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 26/00671/HOUSE	Planning officer Zoe Dommett 16/06/2026	Town Councillor Cllr Willis	Agent 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 26/00758/HOUSE	Planning officer Bethany Prentice 29/06/2026	Town Councillor Cllr Daniell	Agent 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 26/01020/HOUSE	Planning officer Zoe Dommett 29/06/2026	Town Councillor Cllr Dr Canet	Agent 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.

Sevenoaks Town Council Planning & Environment Committee 29th June 2026

Agenda Item 6

Sevenoaks District Council Community Infrastructure Levy

Background:

As part of its Local Plan Regulation 19 public consultation preparation, Sevenoaks District Council has produced an updated 2026 Infrastructure Delivery Plan Report and Project Schedule. An initial copy of the proposed consultation material, including a full text version of the Emerging Local Plan which has been revised following its previous Regulation 18 consultation, has also been published as part of the District Council's Development and Infrastructure Advisory Committee (DIAC) Agenda papers. The revised Local Plan is due to be considered for approval by the DIAC on 30th June 2026, and subsequently by Cabinet on 7th July 2026 before going to Regulation 19 consultation.

Featured within these various documents, is a stated intention for the District Council to review its 2014 Community Infrastructure Levy (CIL) Charging Schedule alongside the Local Plan's examination. The District Council proposes to remove residential developments of 10 or more dwellings from the Charging Schedule, securing required infrastructure improvements via Section 106 agreements instead.¹

The current arrangement utilised by Sevenoaks District Council (as the Local Planning Authority) for securing infrastructure improvements via local development is primarily via CIL (which is a mandatory levy unless exemptions are applied for) with additional, site-specific infrastructure needs being negotiated for delivery via Section 106 agreements *only when these are required in order to make the development satisfactory in planning terms*.

Town and Parish Council within Sevenoaks District receive 25% of the CIL payments received by the District Council for their respective area, for use in funding wider infrastructure improvement projects. It does not appear that this arrangement (25% portion) would change, however it would only be applicable on developments 10 units or under.

The Town Council uses its CIL receipts to fund locally important infrastructure projects, such as resurfacing the Vine Gardens, partial funding of the Greatness Football Pavilion project, the Sevenoaks Town 20mph scheme and the new zebra crossing at Dartford Road.

Potential implications for Sevenoaks Town Council:

Sevenoaks Town Council and its neighbouring Town and Parish Councils within the District are *not currently* included on the list of infrastructure providers that the District Council consults when producing its Infrastructure Delivery Plan and Project timetable – which identifies local infrastructure needs which will arise as a result of development and should therefore be met via the developer. Town and Parish Councils are also not consulted or included in the negotiation stage of Section 106 agreements.

While necessary infrastructure improvements would still be secured via Section 106 agreements, **the potential impact of significantly reducing the threshold for CIL payments**

would be a loss of influence and power for the Town Council to identify and deliver these needs itself.

It is worth noting however, that the latest IDP Project Schedule 2026 *does* identify Town and Parish Councils as a joint lead delivery organisation (alongside the District Council) for various projects to do with improving public open spaces – regardless of whether these are owned by that Town or Parish Council. (See end of report for a summary of projects that Sevenoaks Town Council has been identified as a joint lead delivery organisation for).

The Town Council has previously lobbied Sevenoaks District Council – namely via its response to the prior Regulation 18 consultation – to consider adding Town and Parish Councils to its list of consultees informing the IDP and parties invited to Section 106 negotiations.

The welcome recognition of the role that Town and Parish Councils have in delivering important public realm and green space improvements, combined with the significant reduction to the influence and financial means that they would have to deliver these is considered to be a further justification for Town and Parish Councils to be consulted on local needs – both during the IDP production stage and during / leading up to Section 106 negotiations.

Recommendation:

1) For the Planning & Environment Committee to write to Sevenoaks District Council's Planning Policy Team as well as elected Members of the District Council's DIAC and Cabinet, requesting that Town and Parish Councils be added to the list of infrastructure providers consulted on the IDP as well as during and leading up to Section 106 negotiations.

2) To consider a response in relation to the District Council's proposal to amend its CIL Charging Schedule.

ⁱ See paragraph 9.6 on page 198 of Appendix 9A of the [30th June 2026 DIAC Agenda papers](#) as well as paragraph 2.9 of the [Infrastructure Delivery Plan Report 2026](#) Evidence Base document.

Exerpts from Sevenoaks District Council's draft Infrastructure Delivery Plan Project Schedule 2026, of projects that Sevenoaks Town Council has been identified as a primary or joint lead delivery organisation for:

COMMUNITY AND CULTURAL INFRASTRUCTURE											
Project	Location	Expected contributing developments	Project justification	Lead delivery organisation(s)	Priority level	When does it need to be delivered?	Project expected to commence	Estimated cost	Funding mechanism(s)	Funding already secured	Funding gap
New community and cultural space	Sevenoaks	All major development and site allocations within Sevenoaks urban area to financially contribute.	Promoted by stakeholders to provide flexible, multi-use space addressing shortfalls in community infrastructure and supporting a	Sevenoaks Town Council	Desirable	To be co-ordinated with appropriate phasing of development sites	TBC	TBC	S106 CIL	None	TBC
			growing population, strengthening the town centre and offering inclusive space for events, learning and community activity.								

GREEN AND BLUE INFRASTRUCTURE											
Project	Location	Expected contributing developments	Project justification	Lead delivery organisation(s)	Priority level	When does it need to be delivered?	Project expected to commence	Estimated cost	Funding mechanism(s)	Funding already secured	Funding gap
Parks and gardens – Watercress Close Park, Sevenoaks	Sevenoaks	All major development and site allocations within walking catchment of the facility to financially contribute.	To improve the quality of this open space, as identified in the Open Space Study (2018 and subsequent 2026 update).	SDC Sevenoaks Town Council	Desirable	Years 1-5 (2027-2032)	TBC subject to phasing of development	TBC	S106 CIL	None	TBC

Natural & semi-natural greenspace – Godden Wood, Blackhall Lane, Sevenoaks	Sevenoaks	All major development and site allocations within walking catchment of the facility to financially contribute.	To improve the quality of this open space, as identified in the Open Space Study (2018 and subsequent 2026 update).	SDC Sevenoaks Town Council	Desirable	Years 1-5 (2027-2032)	TBC subject to phasing of development	TBC	S106 CIL	None	TBC
Natural & semi-natural greenspace – Pontoise Close, Sevenoaks	Sevenoaks	All major development and site allocations within walking catchment of the facility to financially contribute.	To improve the quality of this open space, as identified in the Open Space Study (2018 and subsequent 2026 update).	SDC Sevenoaks Town Council	Desirable	Years 1-5 (2027-2032)	TBC subject to phasing of development	TBC	S106 CIL	None	TBC
Natural & semi-natural greenspace – Mount Harry Road, Sevenoaks	Sevenoaks	All major development and site allocations within walking catchment of the facility to financially contribute.	To improve the quality of this open space, as identified in the Open Space Study (2018 and subsequent 2026 update).	SDC Sevenoaks Town Council	Desirable	Years 1-5 (2027-2032)	TBC subject to phasing of development	TBC	S106 CIL	None	TBC
Natural & semi-natural greenspace – Hillingdon Avenue, Sevenoaks	Sevenoaks	All major development and site allocations within walking catchment of the facility to	To improve the quality of this open space, as identified in the Open Space Study (2018 and	SDC Sevenoaks Town Council	Desirable	Years 1-5 (2027-2032)	TBC subject to phasing of development	TBC	S106 CIL	None	TBC
Natural & semi-natural greenspace – Littlewood, Sevenoaks	Sevenoaks	All major development and site allocations within walking catchment of the facility to financially contribute.	To improve the quality of this open space, as identified in the Open Space Study (2018 and subsequent 2026 update).	SDC Sevenoaks Town Council	Desirable	Years 1-5 (2027-2032)	TBC subject to phasing of development	TBC	S106 CIL	None	TBC



Sevenoaks Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 26/00053/NEWDEV
Date: 22nd June 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Tor Na Coille 1 Ashley Road Sevenoaks Kent TN13 3AN

Demolition of existing dwelling and construction of six new dwellings.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

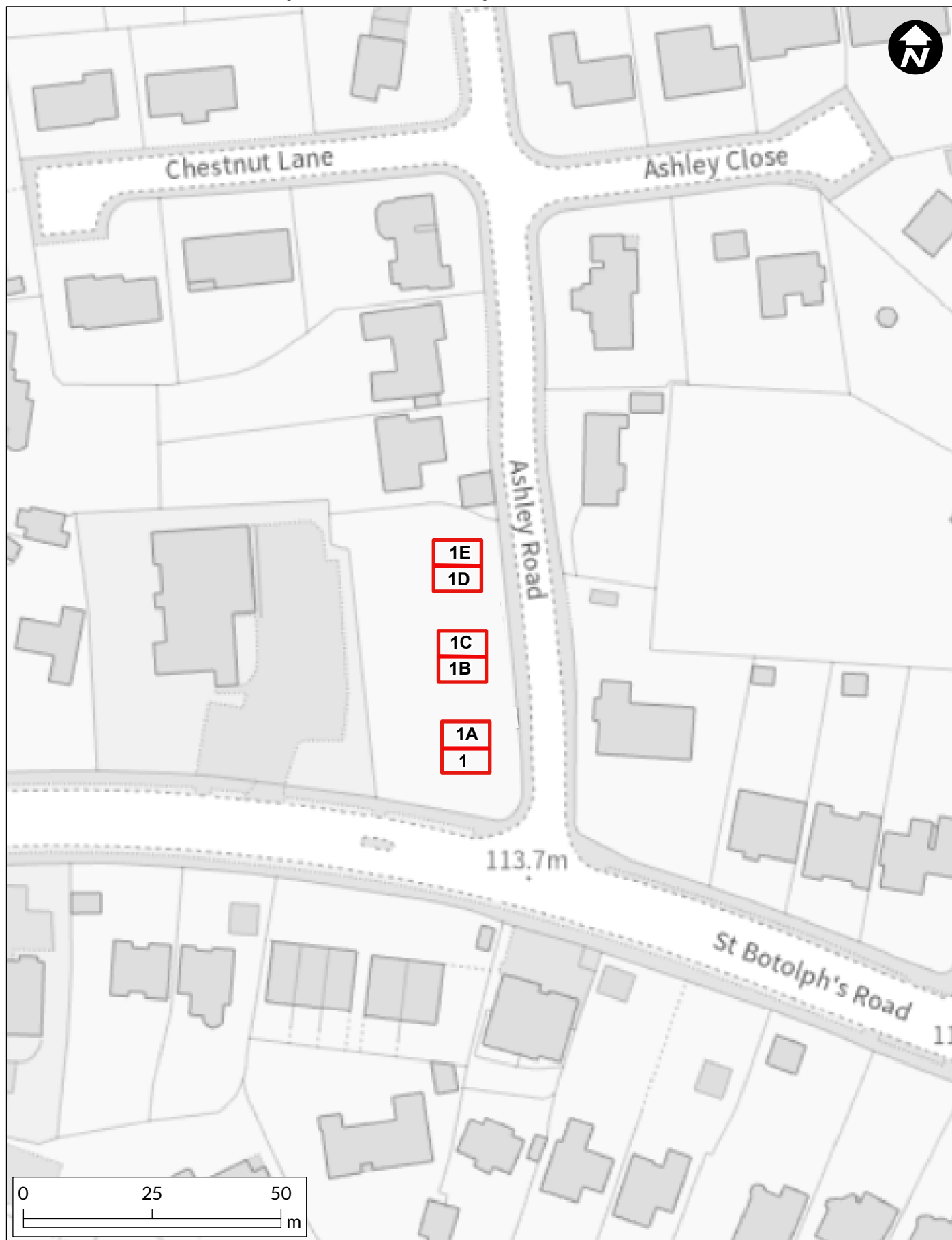
Alison Nailer

Street Naming & Numbering Officer

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

Site: Tor Na Coille 1 Ashley Road Sevenoaks Kent TN13 3AN

Plot	New Address
Plot 1, Tor Na Coille, 1	Laurel House 1 Ashley Road Sevenoaks Kent TN13 3AN
Plot 2, Tor Na Coille, 1	Chestnut House 1A Ashley Road Sevenoaks Kent TN13 3AN
Plot 3, Tor Na Coille, 1	Turner House 1B Ashley Road Sevenoaks Kent TN13 3AN
Plot 4, Tor Na Coille, 1	Lucombe House 1C Ashley Road Sevenoaks Kent TN13 3AN
Plot 5, Tor Na Coille, 1	Burr House 1D Ashley Road Sevenoaks Kent TN13 3AN
Plot 6, Tor Na Coille, 1	Sessile House 1E Ashley Road Sevenoaks Kent TN13 3AN



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Decision Notices published by Sevenoaks District Council OR Kent County Council from **9th June 2026 to 22nd 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)
26/00310/FUL	Springbank Clinic, Springbank House, 13 Pembroke Road – Town	28th April 2026 (Chair's Action): STC recommended approval.	17 th June 2026: SDC Granted, 3 conditions.
26/00447/HOUSE	Ilex Cottage, 69 Oakhill Road – Kippington	18th May 2026: STC recommended approval.	16 th June 2026: SDC Granted, 4 conditions.
26/00523/FUL	Walthamstow Hall Junior School, Bradbourne Park Road – St Johns	18th May 2026: STC recommended refusal, 2 grounds.	22 nd June 2026: SDC Refused, 1 ground.
26/00690/HOUSE	Westcombe House, Wildernes Avenue – Wildernes	27th April 2026: STC recommended approval, 2 conditions.	9 th June 2026: SDC Granted, 6 conditions.
26/00729/MMA	Lantau, Seal Hollow Road – Wildernes	18th May 2026: STC recommended approval.	10 th June 2026: SDC Granted, 3 conditions.
26/00730/HOUSE	21 Betenson Avenue – Northern	27th April 2026: STC recommended approval, 1 condition.	15 th June 2026: SDC Granted, 3 conditions.
26/00737/HOUSE	71 Britains Lane – Kippington	27th April 2026: STC recommended approval.	9 th June 2026: SDC Granted, 3 conditions.
26/00752/FUL	Lidl, 80 London Road – Kippington	18th May 2026: STC recommended approval.	17 th June 2026: SDC Granted, 2 conditions.
26/00835/HOUSE	Cherry Tree House, 77 Kippington Road – Kippington	28th April 2026 (Chair's Action): STC recommended approval.	15 th June 2026: SDC Granted, 3 conditions.
26/00840/HOUSE	2 Mount Harry Road – St Johns	18th May 2026: STC recommended approval, 3 conditions.	17 th June 2026: SDC Granted, 3 conditions.
26/00871/LBCALT	35 High Street – Town	18th May 2026: STC recommended approval, 1 condition.	22 nd June 2026: SDC Granted, 3 conditions.

26/00892/HOUSE	130A Kippington Road – Kippington	18th May 2026: STC recommended approval, 1 condition.	22 nd June 2026: SDC Granted, 3 conditions.
26/00896/HOUSE	25 Broomfield Road – Northern	18th May 2026: STC recommended approval.	19 th June 2026: SDC Granted, 4 conditions.
26/00996/HOUSE	Highstead, 3 Wellmeade Drive – Kippington	1st June 2026: STC recommended approval, 1 condition.	9 th June 2026: SDC Granted, 3 conditions.
26/01087/LDCEX	Knole Park Golf Club, Seal Hollow Road – Eastern	1st June 2026: STC recommended approval.	22 nd June 2026: SDC Certified lawful existing use, 1 reason.

Planning Applications to be Considered

Planning Applications received to be considered on 29 June 2026

1	Plan Number	Planning officer	Town Councillor	Agent
	26/00929/HOUSE	Bethany Prentice 10/07/2026	Cllr Clayton	ANDERSON NORTH LIMITED
Case Officer				
Applicant				
Mr P Howe				
House Name				
54 Cobden Road				
Road				
Eastern				
Locality				
Town				
County				
Post Code				
Application date				
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.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TD8HVLBKMSL00				

2	Plan Number	Planning officer	Town Councillor	Agent
	26/01073/HOUSE	Bethany Prentice 03/07/2026	Cllr Wightman	BVDS Architects
Case Officer				
Applicant				
Mr C Evans				
House Name				
Quarries				
Road				
Parkfield				
Locality				
Wilderness				
Town				
County				
Post Code				
Application date				
12/06/26				
Driveway gate and fence replacement with new pedestrian gate. New gravelled pedestrian footpath.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TE0A1PBKN1V00				

3	Plan Number	Planning officer	Town Councillor	Agent
	26/01184/HOUSE	Bethany Prentice 06/07/2026	Cllr Wightman	OPEN architecture
Case Officer				
Applicant				
Mr and Ms Day and O'Regan				
House Name				
Brambles				
Road				
Woodland Rise				
Locality				
Wilderness				
Town				
County				
Post Code				
Application date				
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.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEQ77QBKFK500				

4	Plan Number	Planning officer	Town Councillor	Agent
	26/01185/FUL	Christopher Park 13/07/2026	Cllr Granville	QED Planning
Case Officer				
Applicant				
Care UK Community Partnerships (Mr R Holmes)				
House Name				
Weald Heights				
Road				
Bourchier Close				
Locality				
Town				
Town				
County				
Post Code				
Application date				
22/06/26				
Provision of patio areas to 13 ground floor bedrooms. Alteration to fenestration.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEQ78WBKFK700				

Planning Applications to be Considered

Planning Applications received to be considered on 29 June 2026

5	<i>Plan Number</i> 26/01232/MMA	<i>Planning officer</i> Samantha Yates 03/07/2026	<i>Town Councillor</i> Cllr Wightman	<i>Agent</i> OPEN architecture
<i>Case Officer</i>				
<i>Applicant</i> Mr and Mrs Lee		<i>House Name</i> Godden House	<i>Road</i> Blackhall Lane	<i>Locality</i> ADJOINING Wildernesse
<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.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEZGQ1BKFT00			

6	<i>Plan Number</i> 26/01303/LBCALT	<i>Planning officer</i> Samantha Yates 08/07/2026	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> DMP
<i>Case Officer</i>				
<i>Applicant</i> savage		<i>House Name</i> West Heath School	<i>Road</i> Ashgrove Road	<i>Locality</i> 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.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TFEA1QBKFT100			