Tuesday, 24 November 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, 30 November 2026 at 7:00 PM**.

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 via the following link: https://www.youtube.com/@sevenoakstowncouncil1647 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 Councillors on a planning application should notify the Town Council by 12 noon of the day of the meeting.

Members of the public wishing to address Councillors on non-planning application agenda items are recommended to contact the Town Council by 12 noon of the day of the meeting and / or introduce themselves to the Chair at the beginning of the meeting.

Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

It is common practice at the Chair's discretion to move items where there is public participation to the beginning of the meeting.

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 and key considerations of the Planning & Environment Committee, please click here.

Town Clerk

Sevenoaks Town Council Offices,
Bradbourne Vale Road,
Sevenoaks, Kent TN13 3QG

council@sevenoakstown.gov.uk
www.sevenoakstown.gov.uk
01732 459953

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 Merilyn 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 QUESTION TIME

To enable any representation or questions 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 and by prior registration.

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 OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON 16TH NOVEMBER 2026

To approve and sign the Minutes of the Planning & Environment Committee Meeting held on 16th November 2026 as a true record.

(Document attached: 2026 11 16 DRAFT Minutes of STC's Planning & Environment Committee.pdf — pp. 5–15)

5. SEVENOAKS DISTRICT COUNCIL - REQUEST FOR FEEDBACK ON PROPOSED REMOVAL OF CASH PAYMENT OPTIONS FOR PARKING

a) To receive reminder that Sevenoaks District Council has requested the Town Council's feedback on its proposal to remove cash payment from parking machines from 1st April 2027, and that feedback

received will be considered and used to inform an update to and decision by the District Council's Cabinet. The deadline to respond is 24th December 2026:

b) To receive an initial draft response as collated from Cllr comments made during the Planning & Environment Committee on 16th November 2026. Feedback has also been requested from the Sevenoaks Town Team, at the Committee's request.

c) To discuss and agree a response for forwarding to the District Council.

(Document attached: 2026 11 30 STC Draft Response to SDC Parking Payment Changes.pdf — pp. 16–18)

6. SEVENOAKS DISTRICT COUNCIL DECISION ON ASSET OF COMMUNITY VALUE NOMINATION

To receive notice that the Town Council's nomination of 96 High Street - comprising the Hospice in the Weald charity shop as well as the 2nd Floor Studios & Arts - as an Asset of Community Value has been unsuccessful. To receive a copy of the decision letter from Sevenoaks District Council, which outlines the justification of its rejection.

(Document attached: CRtB 118 - SDC Decision on nomination of 96 High Street.pdf — pp. 19–20)

7. DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the four weeks ending 23rd November 2026.

(Document attached: Decision notices 27-10-2026 to 23-11-2026.pdf — pp. 21–23)

8. PLANNING APPLICATIONS

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 23rd November 2026.

(Document attached: 2026 11 30 Plans awaiting comment.pdf — pp. 24–26)

9. PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

APPENDIX I — Public Documents

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4. MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON 16TH NOVEMBER 2026

2026 11 16 DRAFT Minutes of STC's Planning & Environment Committee.pdf

5. SEVENOAKS DISTRICT COUNCIL - REQUEST FOR FEEDBACK ON PROPOSED REMOVAL OF CASH PAYMENT OPTIONS FOR PARKING

2026 11 30 STC Draft Response to SDC Parking Payment Changes.pdf

6. SEVENOAKS DISTRICT COUNCIL DECISION ON ASSET OF COMMUNITY VALUE NOMINATION

CRtB 118 - SDC Decision on nomination of 96 High Street.pdf

7. DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

Decision notices 27-10-2026 to 23-11-2026.pdf

8. PLANNING APPLICATIONS

2026 11 30 Plans awaiting comment.pdf

Minutes of the Planning & Environment Committee
Held on Monday, 16 November 2026 in the Harry Garrett Hall, Bat & Ball Centre, Cramptons Road, TN14 5DN at 7:00 PM

Livestreamed and available to view on Youtube until approved by Council:
https://www.youtube.com/@sevenoakstowncouncil1647

Attendance

Present: Councillors Camp (Chair), Ancrum, Dr Canet, Granville (Mayor), Gustard, Michaelides, Shea (Leader), Skinner OBE, Wightman, Willis

Apologies: Councillors Daniell (Deputy Leader), Dr Dixon, Layne, O'Hara (Deputy Mayor), Varley

Also present: Planning Committee Clerk, Senior Committee Clerk, Town Clerk / Chief Executive (virtual attendance), representatives of Woolf Bond and Croudace Homes

Members of the public present: 60

Pre-meeting Presentation

a) At 7pm and prior to the commencement of the meeting, the Chair read aloud the (attached) statement, clarifying for members of the public the Town Council's "Pre-planning discussions with developers protocol," under which the land-promoter of "land west of Brittains Lane" had been scheduled to speak, as well as the Town Council's role in planning. This was followed by a 20 minute presentation from representatives of Woolf Bond Planning and Croudace Homes, who attended virtually to present their emerging proposals to develop land west of Brittains Lane. It was noted that the site had been the subject of a draft housing allocation (ST4-4) in the District Council's Local Plan Regulation 19 consultation, as well as a previous appeal and subsequent pre-planning advice process between the developer and Sevenoaks District Council.

b) The presentation was followed by a question and answer session from Town Councillors, during which the following questions of note were asked:

- **Question:** What engagement had been held or is planned to update public on the proposals? **Answer:** Residents will have the opportunity to comment on the proposals when they are submitted as a formal planning application.

- **Question:** When can a planning application be anticipated? **Answer:** In the New Year, subject to on-going pre-planning discussions with Sevenoaks District Council.

- **Question:** How have the designs changed to resolve the issues of access and engineering / earthworks flagged by the Planning Inspector at the site's previous appeal? **Answer:** The developer has engaged with Kent County Council to address access issues and an emergency access has been added to the designs. The anticipated application will be full and therefore will

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need to be fully evidenced and include comprehensive levelling details. A further buffer and integration with the National Landscape has also been added, as well as more public open spaces.

• **Question:** Is the scheme viable to be delivered, including with an assurance of 50% affordable housing? **Answer:** Viability tests have confirmed this, and the intended 50% affordable housing provision would be secured via a legal Section 106 contract with Sevenoaks District Council.

c) Councillors thanked the presenters for their time. It was noted that the presentation was for update purposes only, and did not constitute a formal planning application. It was also clarified for sake of public record that, while the developer had previously engaged in pre-planning advice and discussions with Sevenoaks **District** Council, this process as well as that of the Local Plan's production have not involved Sevenoaks *Town* Council.

No decisions were taken on this item.

PUBLIC QUESTION TIME

a) A short (3-5 minutes) presentation was received from a representative of the Brittains Lane Association, by prior registration, objecting to the proposed development of "land west of Brittains Lane," which had been the subject of the pre-meeting presentation at 7pm. This included a short video explaining the background and qualities of the site previously referred to as "Brittains Mead."

b) Further questions were received from members of the public and answered by the Chair.

472 APOLOGIES FOR ABSENCE

As above.

473 REQUESTS FOR DISPENSATIONS

No written requests for dispensations had been received by the Town Clerk prior to the meeting.

474 DECLARATIONS OF INTEREST

a) Correspondence was received and circulated to all Councillors, objecting to the proposed development at "land west of Brittains Lane," which was the subject of the pre-meeting presentation at 7pm.

b) Cllr Skinner, Cllr Dr Canet and Cllr Shea all declared that they had been lobbied regarding the following Agenda Item:

• **[Agenda Item 6]:** Request to add Sevenoaks District Council's proposed crossing at Bradbourne Lakes to the Highway Improvement Plan

475 MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON 2ND NOVEMBER 2026

The minutes of the Planning & Environment Committee meeting held on 2nd November 2026 were received. It was **RESOLVED** that the minutes be approved and signed as a true record.

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476 SEVENOAKS DISTRICT COUNCIL - REQUEST FOR FEEDBACK ON PROPOSED REMOVAL OF CASH PAYMENT OPTIONS FOR PARKING

a) Members received notice that Sevenoaks District Council had requested the Town Council's feedback on its proposal to remove cash payment from parking machines from 1 April 2027. It was noted that feedback received would be considered and used to inform an update to, and decision by, the District Council's Cabinet, and that the deadline for responses was 24 December 2026.

b) The Committee considered the specific topics on which the District Council was seeking feedback, namely: whether removing cash payments could create difficulties or barriers for the people Sevenoaks Town Council represents; whether particular groups may be disproportionately affected; what accessibility issues should be considered before introducing the change; what support, information, or alternative payment arrangements should be considered; and any other comments or practical suggestions to help make parking payment arrangements as accessible and inclusive as possible.

c) Members discussed the proposal and the potential impact on residents, and the following key topics were noted:

- Cashless payments which rely solely on apps were considered particularly restrictive and inaccessible,
- Not all visitors may have access to smartphones or bank cards,
- Councillors questioned whether the proposed change is supported by localised evidence as to the mix of payments received at each individual car park, and whether a particular location may be less suitable for cashless payments than others,
- Thorough consultation is needed with the public and key demographics of Sevenoaks District before any change should be introduced,
- Local businesses owners, including the new management company at Blighs were also noted to be important consultees who should influence the decision. It was agreed that the Sevenoaks Town Team, which is comprised of local business owners, would be a particularly valuable source of feedback,

d) It was **RESOLVED** that a draft response encompassing the above-points be produced and presented for approval at the next Planning & Environment Committee. It was further **RESOLVED** that the Town Council would liaise with the Sevenoaks Town Team and request that it consider the consultation at its next meeting on 25th November 2026.

477 REQUEST TO ADD SEVENOAKS DISTRICT COUNCIL'S PROPOSED CROSSING AT BRADBOURNE LAKES TO THE HIGHWAY IMPROVEMENT PLAN

a) The Committee received a request from Sevenoaks District Council, to add pedestrian safety improvements between the two Bradbourne Lakes sites as a priority item within the Town Council's Highway Improvement Plan. It was noted that the request originated from the District Council's Bradbourne Re-bourne project, where the following options are currently being explored

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b) Members were reminded that the options being explored by Sevenoaks District Council included speed bumps, a zebra crossing, road markings or signage, and a priority chicane. It was further noted that the Town Council had previously agreed, on 5 October 2026, its own proposal for a raised table crossing with public realm treatments, which the District Council had agreed to consider.

c) Councillors expressed hesitation at implying support of all options being explored by the District Council, particularly speed bumps or a zebra crossing, which were not considered necessary or appropriate for this location. It was also agreed that a caveat should be added that the Item's potential inclusion on the Town Council's HIP is solely to express support of the project, and should not cause diversion of resources from other priority items - either from Kent County Council or the Town Council's funding.

d) A further alternative option was suggested that temporary road closures could support meanwhile uses and expanded public realm features without the need for hard landscaping interventions. It was **RESOLVED** that the Town Council add the following to its Highway Improvement Plan, on the caveat that it is solely as an expression of support and not intended for investigation, delivery, or funding via the Highway Improvement Plan:

- **Pedestrian safety improvements to be delivered as part of Sevenoaks District Council's Bradbourne Re-bourne project, with particular support for those which would deliver substantial public realm improvements such as a raised table promoting shared space and extension of the public realm between the two lake sites, or temporary road closures to support meanwhile uses.**

478 STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

Notice was received of the amended street naming and numbering for eight dwellings on the former site of 10 Victoria Road. The Committee was informed that the new addresses had been amended as follows: 10 Victoria Road Flats 1–4, 10A Victoria Road Flats 1–2, 10B Victoria Road, and 10C Victoria Road.

479 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 9th November 2026. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

480 PRESS RELEASES None.

The meeting closed at 20:53.

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Signed: _____

Chair of the Planning & Environment Committee

Date: _____

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Supplementary Documents

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Sevenoaks Town Council Planning & Environment Committee meeting 16th November 2026

Pre-meeting statement presented by the Chair, prior to the Woolf Bond / Croudace Homes presentation:

We have received enquiry as to the process of Sevenoaks Town Council receiving presentations by developers, as well as its role in the planning process. For the sake of clarity to those in attendance and watching online, we have prepared the following answers.

Why are Woolf Bond presenting and how was this arranged?

The Planning & Environment Committee is receiving a presentation from Woolf Bond on behalf of its client, Croudace Homes, on their updated proposals for the site known as land west of Brittains Lane.

This came about after the presenter reached out to Kippington Ward Councillors and the Town Council on 28th October 2026, asking to meet so as to provide an update on the draft proposals for the site, following a "Preplanning application" process that they had undertaken with Sevenoaks District Council. Sevenoaks Town Council, as a separate entity to the District Council, is not privy to or consulted during pre-planning application discussions.

The Town Council responded by offering a presentation slot for the Planning & Environment Committee. This is as per its standard protocol and also its preferred format of receiving such information from developers, due to Committee meetings being open to public and therefore more transparent for residents.

What role does the Town Council play in the planning process?

Sevenoaks Town Council is a Statutory Consultee to the Local Planning Authority – being Sevenoaks District Council – on formal planning applications received within Sevenoaks Town.

It is not consulted by the District Council on pre-planning application requests, which is solely between the District Council and the developer.

When a formal application is submitted to the District Council, the Town Council is requested to provide its recommendation on the application. This is then considered by the Case Officer at the District Council, to help inform their decision.

The purpose is for the Town Council to provide a local perspective on a proposal. It must base its recommendations on "material" planning considerations – for instance impact on landscape and biodiversity, character, amenity, and Green Belt.

The Town Council also responds to other planning-related consultations such as emerging Planning Policy documents, and recently responded to the draft Local Plan consultations at both Regulation 18 and Regulation 19 stage.

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How can public influence the planning process?

Residents will be given the opportunity to comment on the emerging proposals when they are submitted to Sevenoaks District Council as a formal planning application. This will be considered by the District Council's Case Officer when they make a final decision.

Residents can also register to speak against the application (1 per application, for and against) when it is considered by the Town Council's Planning & Environment Committee. This can help inform the Town Council's recommendation.

What are Councillors' views on the scheme?

Councillors have a legal duty to avoid being pre-determined either for or against a proposed development. To express support or opposition of a scheme before it has reached the formal planning application stage could potentially risk the Town Council being considered as pre-determined or biased when it comes to make a formal recommendation later – which could compromise its ability to influence the final decision.

The Town Council has opposed previous iterations of the scheme – including the previous planning application as well as its draft allocation within the Local Plan. It must, however, maintain an open-mind to the contents and merits of any new emerging scheme / application and oppose or support it entirely on its own merits.

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Planning Applications Considered

Applications considered on 16-11-26

1	Plan Number	Planning officer	Town Councillor	Agent
	26/02174/HOUSE	Beth Jones 19/11/2026	Cllr Wightman	N/A
Applicant		House Name	Road	Locality
Mr G Sangster		The Beeches	Blackhall Lane	Wildernesse
Town		County	Post Code	Application date
				29/10/26

32 all black anti-glare premium solar panels on the existing south-facing roof of our home.

//Application invalidated and revalidated 29/10/2026, with a Preliminary Ecological Appraisal having been produced.//

Comment

Sevenoaks Town Council recommended approval.

2	Plan Number	Planning officer	Town Councillor	Agent
	26/02193/MMA	Summer Aucoin 30/11/2026	Cllr Granville	Carmen Austin Architectu re Ltd
Applicant		House Name	Road	Locality
Mr Jeffreys and Ms Bellman-Jef freys			44 St Botolphs Road	Town
Town		County	Post Code	Application date
				09/11/26

Amendment to 25/01500/HOUSE to internal cavity walls, number and position of solar panels, fenestration and door positioning and addition of air source heat pump

Comment

Sevenoaks Town Council recommended approval.

3	Plan Number	Planning officer	Town Councillor	Agent
	26/02271/HOUSE	Beth Jones 23/11/2026	Cllr Clayton	Cobden
Applicant		House Name	Road	Locality
Mr A Garman			55 Seal Hollow Road	Eastern
Town		County	Post Code	Application date
				02/11/26

Removal of existing conservatory, part of front wall, garage and 2 storey extension. Construction of 2 storey side extension with juliet balcony. Single storey front extension and alterations to fenestration.

//Application invalidated and revalidated 02/11/2026, with a flood risk assessment having been provided.//

Comment

Sevenoaks Town Council recommended approval for the principle and format of development, however asked the Planning Officer to consider whether the materials are suitable and compatible with the Sevenoaks Residential Character Area Assessment.

UNAPPROVED MINUTES

Planning Applications Considered

Applications considered on 16-11-26

4	Plan Number	Planning officer	Town Councillor	Agent
	26/02560/HOUSE	Zoe Dommett 30/11/2026	Cllr Gustard	Fuller Long
Applicant		House Name	Road	Locality
Mr A Davidson		Shenden House	17 Shenden Way	Kippington
Town		County	Post Code	Application date
				09/11/26

Single garage, entrance gate and roof antenna.

Comment

Sevenoaks Town Council recommended approval, providing Planning Officer is satisfied that the roof antenna meets planning legislation limits and does not detract from the street scene or impact neighbour amenity.

5	Plan Number	Planning officer	Town Councillor	Agent
	26/02650/HOUSE	Beth Jones 27/11/2026	Cllr Dr Canet	N/A
Applicant		House Name	Road	Locality
Mr T Whiteley			222 Seal Road	Northern
Town		County	Post Code	Application date
				06/11/26

Demolition of existing conservatory and garage. Erection of a two-storey side extension with single flat roof dormer to rear and two gable dormers to front.

Comment

Sevenoaks Town Council recommended approval.

6	Plan Number	Planning officer	Town Councillor	Agent
	26/02656/FUL	Christopher Park 30/11/2026	Cllr Willis	Simply Planning
Applicant		House Name	Road	Locality
Pennard Practice Limited (R Ca		New Pennard House	26-28 Pembroke Road	Town
Town		County	Post Code	Application date
				09/11/26

Erection of a modular building to house an ancillary veterinary MRI facility. Screening and new hedgerow.

Comment

A motion to recommend approval was made, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal on the grounds that the development would be visually inappropriate and obtrusive at this gateway location to the Town.

Informative:
The Town Council considered that a development of this scale and visual impact would be much more appropriately sited at the rear of the building instead.

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Planning Applications Considered

Applications considered on 16-11-26

7	Plan Number	Planning officer	Town Councillor	Agent
	26/02745/HOUSE	Summer Aucoin 27/11/2026	Cllr Daniell	Open Architecture
Applicant		House Name	Road	Locality
Mr P & Ms J Ambler			14 Lea Road	Kippington
Town		County	Post Code	Application date
				06/11/26

Ground floor alterations including the provision of a new entrance porch and cloaks area. Alongside a loft conversion, incorporating a new dormer extension.

Comment

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

Sevenoaks Town Council recommended approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	26/02796/HOUSE	Beth Jones 23/11/2026	Cllr O'Hara	AK-Studios
Applicant		House Name	Road	Locality
S Brcerevic			25 Betenson Avenue	Northern
Town		County	Post Code	Application date
				02/11/26

Garage conversion and rear extension, with associated alteration to fenestration.

Comment

Proposed by Cllr Shea, with Cllr O'Hara's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and that there will be no unacceptable overlooking of neighbours from the new window. Should the degree of overlooking be considered unacceptable, the Town Council requested that a condition for it to be obscure glazed be added to any subsequent grant of consent.

9	Plan Number	Planning officer	Town Councillor	Agent
	26/02856/HOUSE	Beth Jones 27/11/2026	Cllr Willis	Highgate Planning And D
Applicant		House Name	Road	Locality
Mr And Mrs Skeen			33 Gordon Road	Town
Town		County	Post Code	Application date
				06/11/26

Single storey rear extension and loft conversion with rear dormer and rooflights.

Comment

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

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Sevenoaks Town Council Planning & Environment Committee 30th November 2026

Draft response to Sevenoaks District Council's proposal to remove cash payment options from its public car parks – collated from initial Councillor comments made 16th November 2026

Sevenoaks Town Council has significant concerns regarding the proposed removal of cash payment facilities and the potential impact this could have on accessibility, inclusivity and the local economy of Sevenoaks Town.

Accessibility and inclusivity

The Town Council considers that retaining the option to pay by cash is important in ensuring that public car parks remain accessible to all visitors, regardless of their circumstances or access to technology.

Whilst card payments offer an accessible alternative for many, arrangements which rely solely on digital payments, particularly those requiring the use of a smartphone app, could be particularly restrictive for certain groups. There is not one universally adopted app for parking payments, and visitors may be required to download different applications depending on the car park they are using. This can create additional barriers, particularly for those who are less confident or familiar with using technology.

Furthermore, not all visitors will have access to a smartphone, reliable mobile data or a sufficient 4G/5G signal to facilitate app-based payments. Equally, not everyone will have access to a bank account or debit/credit card, or be comfortable using these methods of payment. This could disproportionately affect older people, those on lower incomes and other potentially vulnerable or digitally excluded groups.

The Town Council would therefore wish to distinguish between the provision of physical card payment facilities and app-only payment arrangements. Whilst retaining the ability to pay by debit or credit card at a parking machine would provide an alternative for many people who do not carry cash, requiring payment solely through an app would introduce additional barriers and should not be considered an equivalent alternative.

These considerations are also relevant to visitors from outside the local area, who may be unfamiliar with the payment arrangements or applications used by individual car parks. Visitors making occasional trips to Sevenoaks may not have the relevant app installed, may be reluctant to download an unfamiliar application for a one-off visit, or may encounter difficulties accessing mobile data or a reliable signal. Payment arrangements should be straightforward and accessible to occasional visitors as well as regular users.

The Town Council therefore considers it important that a cash payment option is retained, and that any changes to payment arrangements do not exclude visitors from using public car parks as a result of their inability or unwillingness to use digital payment methods.

Evidence and assessment of individual car parks

The Town Council would welcome clarification as to whether Sevenoaks District Council has undertaken a survey or collected data on cash payment usage across all of its public car parks, with each car park assessed individually.

It would be helpful to understand whether there are significant differences in the proportion of cash payments made at different locations, and whether some car parks continue to receive a considerably higher volume of cash payments than others. Such information would help establish whether a blanket change across all car parks is justified, or whether a more targeted approach could be considered, taking account of the particular circumstances and usage patterns of each location.

The Town Council would also welcome sight of any supporting evidence or assessments undertaken to understand the potential impact of the proposed changes on different user groups.

In the absence of evidence demonstrating that cash payments are sufficiently uncommon across every car park to justify their removal, the Town Council considers that a blanket approach could be difficult to justify. Different car parks will serve different users and purposes, and payment arrangements should take account of these differences rather than necessarily applying a uniform approach across all locations.

Public consultation and impact on local businesses

The Town Council considers that meaningful consultation with the public must be undertaken before any decision is made to remove cash payment facilities. This should include engagement with key demographics, particularly those who may be disproportionately affected by the removal of cash payments, to ensure that their experiences and concerns are properly understood and taken into account.

It is equally important that local businesses are consulted as part of this process. Public car parks play an important role in supporting Sevenoaks town centre, providing access for residents, shoppers and visitors. Any changes to payment arrangements which make parking less accessible or convenient could potentially discourage visits to the town centre, with consequential impacts on local businesses and the wider local economy.

Business owners should therefore be given the opportunity to comment on the proposals and highlight any potential impacts on customer numbers, visitor behaviour and business income.

Conclusion

Sevenoaks Town Council requests that Sevenoaks District Council gives further consideration to the potential accessibility and economic implications of the proposed changes before proceeding.

In particular, the Town Council would ask that:

- The option to pay by cash is retained, or suitable provision is made for those unable to access or use digital payment methods.
- Physical card payment facilities remain available at parking machines, rather than requiring payment solely through smartphone applications.
- Evidence is provided on cash payment usage across individual car parks, to establish whether a blanket approach is appropriate.
- Meaningful public consultation is undertaken, with specific engagement with demographics who may be disproportionately affected by the changes.

- Local businesses are consulted and given the opportunity to highlight the potential economic implications of the proposals.

Sevenoaks
DISTRICT COUNCIL

Sevenoaks Town Council
Town Council Offices,
Bradbourne Vale Road,
Sevenoaks,
TN13 3QG

Tel No: 01732 227000
Ask for: Sarah Godman
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB 118
Your Ref:
Date: 20 November 2027

Dear Georgie,

I am writing to inform you that Sevenoaks District Council has reached its decision on the nomination by Sevenoaks Town Council to consider 96 High Street, Sevenoaks, occupied by the Hospice in the Weald and Second Floor Studios & Arts, as an Asset of Community Value.

Based on the information provided to us it has been decided that the nomination has been unsuccessful and the 96 High Street, Sevenoaks will not be listed as an Asset of Community Value.

From the information provided to the Council it is considered that the current use by Hospice in the Weald and Second Floor Studios & Arts, falls outside of the definition of a community asset as set out in section 88 of the Localism Act 2011.

The Council is of the opinion that the community uses and benefits that arise from the current uses are ancillary to the primary use of each asset. Whilst the Council wholly recognises the significant contribution that the Hospice in the Weald makes to the local community, the asset in question is primarily for the purpose of retail from which arise ancillary community and social benefit.

Similarly, the Second Floor Studios & Arts, has a primary use of providing private studio space at a monthly rent for artists who may be both local and from outside of the local area. The cultural benefits that arise are therefore not wholly to the local community. Whilst the value of such space is not underestimated, the Open Studio events and other community benefits are considered to be secondary, or ancillary to the current main use.

When assessed against the statutory legal tests, upon which we are required to base the decision, the application is therefore unsuccessful. The Hospice in the Weald and Second Floor Studios & Arts will be added to list of land nominated by unsuccessful

community nominations, available to view on the Sevenoaks District Council website at www.sevenoaks.gov.uk/righttobid or a free copy of the list can be provided by contacting the Council on the details set out above.

The right to request a review of the Council's decision is reserved by section 92(1) of the Localism Act 2011 to the owner of the asset. The request must be made in writing and received by 15 January 2027, eight weeks from the date of this letter. Section 92 of the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012 provides further information on the review process. The listing remains in place for a period of five years from the date of this letter.

If you have any questions, or would like any further information about the Right to Bid please do not hesitate to contact me on the details set out above.

Kind regards,

S. Godman

Assistant Chief Executives
Sevenoaks District Council

Decision Notices published by Sevenoaks District Council OR Kent County Council from **27th October 2026 to 9th November 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)
26/00820/FUL	Land North East Of Junction With Seal Road, Greatness Lane – Northern	**1st June 2026:** STC recommended refusal, 3 grounds, 1 informative. **5th October 2026:** STC recommended approval. **2nd November 2026:** STC recommended approval.	20th November 2026: SDC Granted, 11 conditions.
26/01484/FUL	Starbucks, 112 High Street – Town	**10th August 2026:** STC recommended refusal, 1 ground, 1 informative (illuminated signage. Informative regarding lack of reference to the Conservation Area)	2nd November 2026: SDC Granted, 1 condition. (SDC satisfied with impact)
26/01485/ADV	Starbucks, 112 High Street – Town	**27th July 2026:** STC recommended refusal, 1 ground, 1 informative (illuminated signage. Informative regarding lack of full details)	2nd November 2026: SDC Granted, 7 conditions.
26/01502/FUL	Fairalls Builders Merchants Skevingtons Yard. Bradbourne Vale Road – St Johns	**10th August 2026:** STC recommended refusal unless, 3 conditions, 1 informative. **19th October 2026:** STC recommended refusal unless, 3 conditions, 1 informative. (KCC satisfaction with traffic impact, SDC satisfaction with drainage and amenity impact. Request for spatial allocation for cycle path)	12th November 2026: SDC Granted, 9 conditions.
26/01503/ADV	Fairalls Builders Merchants Skevingtons Yard. Bradbourne Vale Road – St Johns	**10th August 2026:** STC recommended approval, 2 conditions. **19th October 2026:** STC recommended refusal unless, 3 conditions, 1 informative. (KCC satisfaction with traffic impact, SDC satisfaction with drainage and amenity impact. Request for spatial allocation for cycle path)	30th October 2026: SDC Granted, 6 conditions. (Officer satisfied with drainage and building line)

26/01671/HOUSE	45 Lambarde Road – Northern	**5th October 2026:** STC recommended approval.	13th November 2026: SDC Granted, 4 conditions.
26/01691/LBCALT	Nationwide, 86 High Street – Town	**10th August 2026:** STC recommended approval. **21st September 2026:** STC recommended approval.	27th October 2026: SDC Granted, 3 conditions.
26/01719/CONVAR	Chenies, 84 Oakhill Road – Kippington	**21st September 2026:** STC recommended approval.	13th November 2026: SDC Granted, 3 conditions.
26/01850/FUL	Granville House, 7 Station Parade, London Road – Town	**7th September 2026:** STC recommended approval. **2nd November 2026:** STC recommended approval, 1 condition.	13th November 2026: SDC Granted, 7 conditions.
26/02085/HOUSE	Bramblings, Hopgarden Lane – Kippington	**7th September 2026:** STC recommended refusal, 4 conditions. **19th October 2026:** STC recommended refusal, 4 conditions. (Street scene, character and wildlife impact)	6th November 2026: SDC Granted, 5 conditions.
26/02121/HOUSE	49 Robyns Way – Northern	**21st September 2026:** STC recommended refusal, 1 ground, 1 informative. (Character impact. Informative regarding drainage into neighbour garden)	2nd November 2026: SDC Granted, 5 conditions. (Officer satisfied with drainage and building line)
26/02123/ADV	Site of 136 High Street – Town	**21st September 2026:** STC recommended refusal, 1 ground. **19th October 2026:** STC recommended approval, 1 condition.	30th October 2026: SDC Granted, 6 conditions.
26/02136/HOUSE	2 Madison Way – Northern	**19th October 2026:** STC recommended approval, 1 condition, 1 informative.	23rd November 2026: SDC Granted, 5 conditions.
26/02169/FUL	Wagamama, 138A-138B High Street – Town	**5th October 2026:** STC recommended approval, 1 condition, 1 informative.	9th October 2026: SDC Granted, 3 conditions
26/02178/MMA	1 Chestnut Lane – Town	**5th October 2026:** STC recommended approval, 1 condition.	27th October 2026: SDC Granted, 3 conditions.
26/02221/FUL	The Hart Spa, 31 London Road – Town	**21st September 2026:** STC recommended approval, 2 conditions.	10th November 2026: SDC Granted, 5 conditions.

26/02247/FUL	16 South Park – Town	**5th October 2026:** STC recommended approval, 1 condition.	12th November 2026: SDC Granted, 10 conditions.
26/02274/HOUSE	3 Sackville Close – St Johns	**19th October 2026:** STC recommended approval.	23rd November 2026: SDC Granted, 3 conditions.
23/02321/HOUSE	3 Weald Road – Kippington	**21st September 2026:** STC recommended refusal, 1 ground, 1 informative. (Character impact. Informative requesting soft landscaping if approved)	5th November 2026: SDC Granted, 1 condition. (SDC satisfied with impact. No landscaping required)
26/02346/LBCALT	57 Bayham Road – Eastern	**5th October 2026:** STC recommended approval, 2 conditions.	6th November 2026: SDC Granted, 3 conditions.
26/02347/HOUSE	Trelissick House, 140 London Road – Town	**5th October 2026:** STC recommended refusal, 1 ground. (Insufficient detail)	17th November 2026: SDC Granted, 4 conditions.
26/02364/HOUSE	47 Oakdene Road – Northern	**21st September 2026:** STC recommended approval.	6th November 2026: SDC Granted, 4 conditions.
26/02436/HOUSE	Bell House, High Street – Town	**5th October 2026:** STC recommended approval, 1 condition.	6th November 2026: SDC Granted, 3 conditions.
26/02465/CONVAR	67-73 St John's Hill – St Johns	**5th October 2026:** STC recommended approval, 4 conditions.	17th November 2026: SDC Granted, 8 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2026

1	Plan Number	Planning officer	Town Councillor	Agent
	26/01546/CONVAR	Christopher Park 09/12/2026	Cllr Granville	Verve Planning Limited

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Bright Horizons Family Solutions Limited		6 Pembroke Road	Town
Town	*County*	*Post Code*	*Application date*
			18/11/26

26/01546/CONVAR - Amended plan

Variation of condition 7 (Carpark allocation) of SE/84/1474 to reduce the number of parking spaces available to the rear of the building.

A summary of the main amendments is provided below:

The applicant has provided a Highways Note in response to KCC Highways comments. Additionally, and for the avoidance of doubt, this application does not seek to provide any buildings or structures associated with a nursery. The scope of the application is set ouy within the proposal description.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TGQFCYBKGCU00

2	Plan Number	Planning officer	Town Councillor	Agent
	26/01914/HOUSE	Zoe Dommett 14/12/2026	Cllr Clayton	OPEN Architecture

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mr T & Ms S Collingwood	The Coach House	7 Holly Bush Lane	Eastern
Town	*County*	*Post Code*	*Application date*
			23/11/26

26/01914/HOUSE - Revalidated plan

Demolition of garden shed. Erection of a part single storey and part two storey rear extension. Formation of patio area, steps and associated landscaping.

A summary of the main changes is set out below:

Arboricultural report and updated drawings received.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIBTY7BKH2900

3	Plan Number	Planning officer	Town Councillor	Agent
	26/02538/FUL	Beth Jones 11/12/2026	Cllr Daniell	N/A

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Tonbridge School (Mrs J Powell)	2B New Beacon Bungalows	Brittains Lane	Kippington
Town	*County*	*Post Code*	*Application date*
			20/11/26

Change of use of existing dwelling building within New Beacon School grounds from residential dwelling (class C3) use to nursery (Class F1a). Secure rear garden play area. Demolition of conservatory.

Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2026

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TLVLVUBKIFO00

4	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02584/HOUSE	Zoe Dommett 01/12/2026	Cllr Clayton	Haskins Design Ltd

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mr & Mrs Cheriton		14 Serpentine Road	Eastern
Town	*County*	*Post Code*	*Application date*
			10/11/26

Demolition of existing double garage and side chimney. Construction of a two-storey side extension and a single-storey rear extension. Introduction of two car parking spaces including the relocation of the existing vehicular crossway with an electric charging point and cycle storage facilities. Associated hard and soft landscaping and alterations to fenestration.

//Plan invalidated and subsequently re-validated 10th November 2026 with the following changes: Amended drawings provided on 10.11.26.//

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM8KLRBKIK200

5	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02675/HOUSE	Beth Jones 09/12/2026	Cllr Wightman	Carmen Austin Architecture Ltd

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mr and Mrs D'Arcy	Inishmaan	Woodland Rise	Wildernesse
Town	*County*	*Post Code*	*Application date*
			18/11/26

3x new air source heat pumps

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMSXWYBKIQ400

6	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02710/HOUSE	Summer Aucoin 03/12/2026	Cllr Ancrum	Cobden

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mr S Hand		86 St Johns Hill	St Johns
Town	*County*	*Post Code*	*Application date*
			12/11/26

Formation of vehicular crossover and construction of a parking area.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMXYU6BK0LO00

7	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02812/HOUSE	Zoe Dommett 02/12/2026	Cllr Dr Dixon	AV Achitects Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2026

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mr S Weller		12 Mount Harry Road	St Johns
Town	*County*	*Post Code*	*Application date*
			11/11/26

Proposed single-storey rear extension with green roof and rooflight. Removal of existing chimney. Installation of dormer window and rooflight. Internal changes. Alteration to fenestration.

Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TNIY20BKIZD00

8	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02814/FUL	Beth Jones 08/12/2026	Cllr Willis	Blue Ridge Designs Ltd

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Portland Homes Directors Pension Fund	Open Architecture, Anton House	South Park	Town
Town	*County*	*Post Code*	*Application date*
			17/11/26

Replacement windows from single to double glazing.

Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TNIY2RBKIZH00

9	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02924/HOUSE	Beth Jones 11/12/2026	Cllr Ancrum	Coleman Anderson Architects

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Mr Martin		22 Holly Bush Lane	Eastern
Town	*County*	*Post Code*	*Application date*
			20/11/26

Addition of rear dormer to existing loft conversion, with associated internal alterations and alterations to roof line.

Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TNXRH6BKJ5V00

10	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	26/02943/CONVAR	Christopher Park 08/12/2026	Cllr Granville	Fuller Long Limited

Case Officer			
Applicant	*House Name*	*Road*	*Locality*
Sevenoaks School	Playing Fields, Sevenoaks Scho	Solefields Road	Town
Town	*County*	*Post Code*	*Application date*
			17/11/26

Variation of condition 2 (Use of pitch) of 03/01619/CONVAR to Variation of condition 5 of SE/93/0032 & SE/93/0623 & condition 2 of SE/96/2199. (Users of the pitches) with amendment to change use of the pitch shall take place on site only between 8am and no later than 9pm Monday to Saturdays and between 8am and 4PM on Sundays.

Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TO3B9OBKJ7Q00