

**To Councillors:** J Aldridge (*Chairman*), A Baker, B Cummings, M Gemmell Smith, A Layland, M McArthur, S McGregor, V Parker, A Read (*Vice-Chairwoman*), M Stockdale, J Streets, B Todd.

Notice is hereby given of a **Planning and Transport Committee Meeting** to be held in Rickards Hall on 17 February 2025 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. If you wish to comment on an agenda item, it is helpful to contact the Town Clerk in advance of the Meeting.

Town Clerk  
12 February 2025

To assist in the speedy and efficient dispatch 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.

Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Clerk in advance so that appropriate arrangements can be made

---

## Agenda

<b>1</b>	<b>To Receive Apologies for Absence</b>	<b>3</b>
<b>2</b>	<b>Declaration of Interests or Predetermination, including interests not already registered</b>	<b>3</b>
<b>3</b>	<b>Public Questions and Statements</b>	<b>3</b>
<b>4</b>	<b>To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 3rd February p2023/083-1-4</b>	<b>3</b>
<b>5</b>	<b>Matters Arising Not Covered Elsewhere</b>	<b>3</b>
<b>6</b>	<b>Planning Applications to Be Considered</b>	<b>3</b>
6.1	25/00120/HOUSE - Sunway Hilders Lane Edenbridge TN8 6LQ	3
6.2	25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU	3
6.3	24/01927/FUL - Wilding Farm Spode Lane Cowden TN8 7HG	3
6.4	24/03421/FUL - Medhurst Farmyard Pootings Road Crockham Hill TN8 6SF	3
6.5	24/02198/FUL - 2 High Street Edenbridge TN8 5AG	4
6.6	25/00280/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE	4
6.7	24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge	4
6.8	25/00303/FUL - 5 & 7 Station Road Edenbridge TN8 5HP	4
<b>7</b>	<b>For Information</b>	<b>4</b>
7.1	25/00121/LDCPR - Sunway Hilders Lane Edenbridge TN8 6LQ	4
7.2	25/00168/DETAIL - Apex House Main Road Edenbridge TN8 6HZ	4
7.3	25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU	4
7.4	25/00204/DETAIL - Hilders Farm Hilders Lane Edenbridge TN8 6LE	4
7.5	25/00258/DETAIL - Hilders Farm Hilders Lane Edenbridge TN8 6LE	4
7.6	24/02370/LBCALT - The King And Queen 81 High Street Edenbridge TN8 5AU	5
7.7	25/00332/LDCPR - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD	5
<b>8</b>	<b>SDC Planning Decisions</b>	<b>5</b>
8.1	24/03268/HOUSE - Skeynes Park Lingfield Road Edenbridge TN8 5HN	5

8.2	24/03269/LBCALT - Skeynes Park Lingfield Road Edenbridge TN8 5HN	5
8.3	24/03000/FUL - Edenbridge Town Council Car Park Market Yard Frantfield Edenbridge TN8 5BB	5
8.4	24/03181/HOUSE - 15 Clark Close Edenbridge TN8 6FN	5
<b>9</b>	<b>Planning Applications Considered Outside of A Meeting</b>	<b>5</b>
<b>10</b>	<b>Transportation matters</b>	<b>5</b>
10.1	Highways Improvement Plan update on 2024 plan	5
<b>11</b>	<b>Consultations</b>	<b>6</b>
<b>12</b>	<b>Other Planning Business</b>	<b>6</b>
<b>13</b>	<b>Press Release</b>	<b>6</b>
<b>14</b>	<b>Date of Next Meeting 10th March 2025</b>	<b>6</b>

# Meeting Papers & Report

## 1 **To Receive Apologies for Absence**

## 2 **Declaration of Interests or Predetermination, including interests not already registered**


Members of the District Council wish to state that although they will be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.

## 3 **Public Questions and Statements**

Members of the public, and members with prejudicial interests on items on the Agenda, may make representations, answer, ask questions and give evidence at this meeting in respect of items on the Agenda. (This is the only opportunity for members of the public to make a contribution during the meeting.)

Both public and members are limited to three minutes per person to speak and the total time designated for public questions shall not exceed fifteen minutes unless directed by the Chairman of the meeting.

## 4 **To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 3rd February p2023/083-1-4**

 Planning and Transport | 03 February 2025 v.1 - Minutes (Pages 2023-083/1-4)

## 5 **Matters Arising Not Covered Elsewhere**

## 6 **Planning Applications to Be Considered**

### 6.1 **25/00120/HOUSE - Sunway Hilders Lane Edenbridge TN8 6LQ**

Demolition of existing garage. Demolition of existing chimney. Single storey rear and side extension with rooflight. Alteration to fenestration.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ53G4BKLMG00>


### 6.2 **25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU**

Internal and external alterations to the rear extension

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQECSCBKLPX00>

### 6.3 **24/01927/FUL - Wilding Farm Spode Lane Cowden TN8 7HG**

Formation of new pond and associated hard / soft landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH4Y3SBKHSQ00>

### 6.4 **24/03421/FUL - Medhurst Farmyard Pootings Road Crockham Hill TN8 6SF**

Adaptation and conversion of agricultural buildings into 7no. dwellings with associated parking, amenity space and landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSY60BKL7G00>

- 6.5 **24/02198/FUL - 2 High Street Edenbridge TN8 5AG**  
Demolition of existing building. Construction of a new building for 8 no. two bed flats.

**This application has been re-validated and is pending consideration.**

**A summary of the main changes are set out below:**

**Received BNG Small Site Metric and completed section of the BNG application form.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIK63ZBK0LO00>

- 6.6 **25/00280/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**  
Reserved matters (layout, scale, access, appearance and landscaping) for Plot 7 pursuant to condition 4 of 23/02261/HYB (Outline application phases 3b-3g for the erection of 6 self-build dwellings (plots 3, 6, 7, 8, 9 and 10) with all matters reserved.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQYQ2YBKLZM00>

- 6.7 **24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge**  
Change of use of land for dog walking

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN9E27BKKKI00>

- 6.8 **25/00303/FUL - 5 & 7 Station Road Edenbridge TN8 5HP**  
Change of use of exiting ground floor from Class E to 2x flats, associated external alterations

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR64RSBKM1J00>

## 7 **For Information**

- 7.1 **25/00121/LDCPR - Sunway Hilders Lane Edenbridge TN8 6LQ**  
Demolition of existing chimney. Hip to gable end roof to facilitate a loft conversion and rear dormer and rooflights. Alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ53GDBKLMIO0>

- 7.2 **25/00168/DETAIL - Apex House Main Road Edenbridge TN8 6HZ**  
Details pursuant of condition 5 (Cycle Parking Facilites) of 23/02079/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQECSOBKLPZ00>

- 7.3 **25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU**  
Internal and external alterations to the rear extension

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQECSCBKLPX00>

- 7.4 **25/00204/DETAIL - Hilders Farm Hilders Lane Edenbridge TN8 6LE**  
Details pursuant to condition 8 (risk of crime) of 24/02782/CONVAR.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQJWVPBKLTQ00>

- 7.5 **25/00258/DETAIL - Hilders Farm Hilders Lane Edenbridge TN8 6LE**  
Details pursuant to condition 17 (location and type of electrical charging points) of 24/02782/CONVAR.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQWGAOBK0UL00>

- 7.6 **24/02370/LBCALT - The King And Queen 81 High Street Edenbridge TN8 5AU**  
Internal works to staircase, structural remedial works, external utility meter cupboards, fire protection to existing (north) party wall, double-glazing and secondary glazing to building, rear extension roof alterations, rooflights and reinstatement of lath and plaster wall and ceilings.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJEFA6BKIRZ00>

- 7.7 **25/00332/LDCPR - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD**  
Proposed first floor dormer with internal alterations  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR9UB7BKM3E00>

## 8 **SDC Planning Decisions**

- 8.1 **24/03268/HOUSE - Skeynes Park Lingfield Road Edenbridge TN8 5HN**  
Convert existing garage to gym and replace flat roof with pitched roof. Single-storey side extension to create new garage and ancillary annexe, relocation of oil tanks. Replacement of existing swimming pool enclosure.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNZBBIBKKVJ00>

- 8.2 **24/03269/LBCALT - Skeynes Park Lingfield Road Edenbridge TN8 5HN**  
Convert existing garage to gym and replace flat roof with pitched roof. Single-storey side extension to create new garage and ancillary annexe, relocation of oil tanks. Replacement of existing swimming pool enclosure.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNZBBJBKKVK00>

- 8.3 **24/03000/FUL - Edenbridge Town Council Car Park Market Yard Frantfield Edenbridge TN8 5BB**  
To install an iron archway at the entrance into the Market Yard car park, additional removable bollards.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMSQCSBKKC600>

- 8.4 **24/03181/HOUSE - 15 Clark Close Edenbridge TN8 6FN**  
Conversion of garage to habitable rooms, changes to fenestration.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNMCODBKPA00>

## 9 **Planning Applications Considered Outside of A Meeting**

- 10 **Transportation matters**  
The next meeting (10 March) will include transportation matters including Speed Indicator (SID) report; speedwatch; railway matters and update; and other transportation information.

- 10.1 **Highways Improvement Plan update on 2024 plan**  
An update on the HIP plan will be presented at the meeting. A meeting is scheduled with Kent Highways to discuss updates and the 2025 plan. Details from that meeting will be

presented to the next P&T Committee (10 March).

11 **Consultations**

12 **Other Planning Business**

13 **Press Release**

14 **Date of Next Meeting 10th March 2025**