

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 7 April 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
2 April 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

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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 10th March 2025 p2023-089/01-3**

 Planning and Transport | 10 March 2025 v.1 - Minutes (Pages 2023-089/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/00262/FUL - Ambe House Commerce Way Edenbridge TN8 6ED**

Installation of purpose made steel stanchions and bird proof netting to pitched roofs at Ambe House.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQWVFBKLYD00>

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 **25/00077/FUL - New Barns Farm Greybury Lane Marsh Green TN8 5QP**

Demolition of five agricultural barns. Conversion of Dutch barn to single dwelling.

Construction of four single dwellings (including amendment to previously granted new dwelling under 22/03413/FUL). Associated infrastructure and landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ1E4JBKLJX00>

6.4 **24/02765/OUT - Land North Of Town Station Cottages Forge Croft Edenbridge TN8 5LR**

Outline application for the erection of 450 dwellings, including affordable housing; land for at least a 4FE secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new Youth Centre; land for the creation of a new car

park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for Station Cottages. Creation of access from Four Elms Road. Creation of secondary and emergency access, public open space, attenuation areas and landscaping. All matters reserved save for means of access.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLK85EBKJRE00>

7 **For Information**

7.1 **25/00658/WTPO - The Oaks 47 Highfields Road Edenbridge TN8 6JW**

1x Oak tree 10% small branch reduction.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSWH9FBK0ZE00>

7.2 **25/00684/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**

Details pursuant to Condition 9 (Biodiversity Method Statement) of 23/00505/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOSNLBKMSA00>

7.3 **25/00768/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**

Details pursuant to Condition 10 (Construction Environmental Management Plan) of 23/00505/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STDN8BBK10P00>

7.4 **25/00769/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**

Details pursuant to Condition 11 (Landscape and Ecological Management Plan) of 23/00505/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STDNIWBK10P00>

7.5 **25/00470/LDCPR - Christmas Place Shernden Lane Marsh Green Edenbridge TN8 5PR**

General Permitted Development for a proposed pool house.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRW1Y4BKMCM00>

7.6 **25/00791/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge TN8 6LQ**

Detail pursuant to condition 4 (Construction Traffic Management Plan) of 23/00505/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STFMBFBKMZW00>

7.7 **25/00703/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge TN8 5QL**

Details pursuant to Condition 7 (Biodiversity) of 22/02378/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST2NPXBKMTF00>

7.8 **25/00770/NMA - Oast Farm Lydens Lane Hever TN8 7EP**

Non-material amendment to 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STDRGKBKMY800>

8 **SDC Planning Decisions**

8.1 **24/00313/FUL - Oast Farm Lydens Lane Hever TN8 7EP**

Demolition of all existing buildings and erection of 13x dwellings with associated parking, access and landscaping.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8HWZABKM3U00>

8.2 **24/03331/HOUSE - 48 Hever Road Edenbridge TN8 5DJ**

Demolition of existing outhouse to be replaced with a single-storey rear extension.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA8YBKL1B00>

8.3 **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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJEFA6BKIRZ00>

8.4 **24/03199/FUL - Amberly Crouch House Road Edenbridge TN8 5EE**

Demolish existing house and build new house.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNO7GBBKQT00>

8.5 **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.

Status: Granted

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

8.6 **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.

Status: Granted

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

8.7 **25/00303/FUL - 5 & 7 Station Road Edenbridge TN8 5HP**

Change of use of existing ground floor from Class E to 2x flats, associated external alterations

Status: Granted

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

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

9.1 **24/03431/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ**

Variation of condition 2 (Approved drawings), 3 (details of external materials) and 4 (details of the proposed foul water drainage systems) of 24/01741/FUL to Demolition of existing dwelling, garage and store and erection of a replacement dwelling with amendment to amend plans to provide a new basement with changes to fenestration. Change materials

condition and change the foul drainage condition.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSZ3WBKL8000>

9.2

25/00532/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE

Reserved matters (Access, Appearance, Landscaping, Layout, Scale) for Plot 8 pursuant to condition 4 of 24/02782/CONVAR - Variation of condition 3 (Approved plans) and 6 (Design parameters/plot passports) of 23/02261/HYB with amendment to revised site layout plan, floor plans and elevations for Plots 1,2,4,5 and 11 and a revision to the Design and Access Statement to cover the proposed amendments and alter the plot passports.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SS7695BKM900>

9.3

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

Change of use of land to residential. Formation of new pond and associated hard/soft landscaping.

The application has now been amended, and a summary of the main changes is set out below;

Description changed to better reflect the development.

Recommendation: *Members support this application.*

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

9.4

25/00589/CONVAR - Hilders Farm Hilders Lane Edenbridge TN8 6LE

Variation of condition 22 of 24/02782/CONVAR (variation of condition 3 (Approved plans) and 6 (Design parameters/plot passports) of 23/02261/HYB with amendment to revised site layout plan, floor plans and elevations for Plots 1,2,4,5 and 11 and a revision to the Design and Access Statement to cover the proposed amendments and alter the plot passports.) with amendment to change the tenure of plots 8, 9 and 10 to market housing rather than self-build.

Recommendation: *Members supported this application but strictly on the following conditions:*

- *This new CONVAR application represents a major change to the approved development in 23/02261/HYB.*
- *Members were concerned that the "Self Build" approach originally approved resulted in limited developer contributions and reverting to a more conventional build model must not result in reduced contributions on the whole development project.*
- *The Viability Study is too heavily redacted to be meaningful.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSK4TBBKMKW00>


10

Update to the Settlement Hierarchy - Edenbridge Town Audit: To appoint a Councillor Working Group to look through and update the services and facilities in Edenbridge – deadline for response 30 April

SDC has asked the Town Council to review the services and facilities in the town. This data is to assist in informing its annual retail monitoring work and so it is important that every service or facility is listed, irrespective of its location regarding existing settlements.

SDC has reviewed its settlement hierarchy methodology which is attached for information.

Members are asked to appoint a Councillor Working Group to look through and update the services and facilities in Edenbridge.

 Annex 1: Settlement Hierarchy 2025 - Methodology (Final).pdf

11 **Consultations**

11.1 **The Better Together Community Scheme**


As part of the Sevenoaks District Council's 'Better Together' community scheme, they launched a consultation on **Monday 31st March** that will run for 6 weeks, closing on Monday 12th May.

The purpose of the consultation is to better understand our communities - looking at all aspects and asking for feedback, including how people feel about their community and how they could get involved to benefit their local area. They also hope to gain further understanding of potential barriers to volunteering and the need for training opportunities across the District.

As Sevenoaks District Council wish to gain insight from as many locations and demographics as possible, all completed surveys will enter a draw to win a £50 Amazon voucher.

Below is the link for the consultation that is now live:

Hard copies will also be available from the Council offices.


 <https://www.sevenoaks.gov.uk/bettertogether>

11.2 **Sevenoaks District Council – Targeted Call for Sites (April 2025)**

Sevenoaks District Council is in the process of preparing a new Local Plan for the District and there will be a forthcoming Regulation 18 public consultation in the autumn.

SDC are updating their Strategic Housing and Economic Land Availability Assessment (SHELAA), to assess the availability, suitability and deliverability of land for housing, employment and other uses. They have re-opened a targeted '**call for sites**', which is now available through the link below:

Please note that if you have already submitted a site and have a reference number (with the prefix HO, EM, MX, GT) then you do not need to resubmit your site. These sites will be re-assessed taking into account the new National Planning Policy Framework (NPPF) 2024.

 <http://www.sevenoaks.gov.uk/callforsites>

12 **Other Planning Business**

13 **Press Release**

14 **Date of Next Meeting 28th April 2025**