

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 28 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
23 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 7 April 091/1-4**

 Planning and Transport | 07 April 2025 v.1 - Minutes (Pages 2023-091/1-4)

5 **Matters arising not covered elsewhere**

None.

6 **Planning applications to be considered**

6.1 **25/00925/LDCPR - 11 Frantfield Edenbridge TN8 5BB**

Conversion of loft space into habitable space, as well as the addition of rear dormer and front roof lights

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STUFECBKFID00>

6.2 **24/03454/FUL - The Swan Swan Lane Edenbridge TN8 6BA**


New pergola to rear garden and new festoon lighting to front seating area.

Updated noise assessment. (Previously consulted March 2025.)

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPOCTABKL9X00>

6.3 **24/02905/FUL - Land East Of The Fire Station High Street Edenbridge TN8 5AY**

Erection of a town house with a roof garden and solar panels. New vehicular access and Landscaping. (NB: address change previously 117 High Street).

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMA7GLBKK3P00>

6.4 **24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge**

Change of use of land for dog walking.

A BNG exemption statement and an ecological walkover survey have been provided.
(Previously consulted February 2025.)

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

6.5 **24/03275/HOUSE - 9 Coomb Field Edenbridge TN8 5HL**

Single storey side extension.

The applicant has updated the red line boundary. (Previously consulted January 2025.)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO0NWVBK0LO00>

6.6 **25/00451/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge TN8 5PS**

Lawful development certificate for the revision to boundary of residential curtilage, and retention of stable building in breach of Condition 7 of SE/99/02281

Clarification of the existing curtilage; and amended drawing labels on public access.
(Previously consulted March 2025.)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRU8NUBKMC000>

6.7 **25/00840/FUL - St Johns United Reformed Church Marsh Green Road Marsh Green Edenbridge TN8 5QR**

New entrance ramp and associated external works to provide access for all.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOVH5BKN3W00>

6.8 **25/00958/MMA - Apex House Main Road Edenbridge TN8 6HZ**

Amendment to 23/02079/FUL to install 8no solar panels on the north east facing elevation

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STZWTUBKFK500>

6.9 **25/00932/DETAIL - Land Off Farmstead Drive Edenbridge TN8 6DX**

Details pursuant to condition 4 (External Windows and Doors) of 23/00925/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STUFI5BKFI00>

6.10 **25/00950/HOUSE - 29A Stangrove Road Edenbridge TN8 5HT**

Single storey front extension. New skylights to existing flat roof. Alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STZWQBKFKJP00>

6.11 **25/00924/LDCEX - The Coach House Swan Lane Edenbridge TN8 6AJ**

Installation of railway carriage and track

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STUFE2BKFI00>

7 **For Information**

7.1 **25/00680/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 7 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSYY2BBKMRE00>

- 7.2 **25/01040/WTPO - Amenity Land Albion Way Edenbridge**
 T1 - Goat willow - Make new pollard 4m from ground level. Height to 8m spread 5m.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUEQ0GBKFR000>
- 7.3 **25/01000/WTPO - 19 Manor House Gardens Edenbridge TN8 5EG**
 T9 Oak - Remove 2-3m of regrowth from Northern stem.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU5GSFBKFO600>

8 **SDC planning decisions**

- 8.1 **25/00770/NMA - Oast Farm Lydens Lane Hever TN8 7EP**
 Non-material amendment to 24/00313/FUL
Status: Decided
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STDRGKBKMY800>
- 8.2 **25/00703/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge TN8 5QL**
 Details pursuant to Condition 7 (Biodiversity) of 22/02378/FUL
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST2NPXBKMTF00>
- 8.3 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SS7695BKMH900>
- 8.4 **25/00533/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
 Reserved matters (Access, Appearance, Landscaping, Layout, Scale) for Plot 9 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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SS769WBKMH00>
- 8.5 **25/00480/MMA - Headley 85 Lingfield Road Edenbridge TN8 5DY**
 Amendment to 23/03302/HOUSE to improve the aesthetics of the outbuilding and to link it to the house in terms of materials used with little ongoing maintenance. Allow the materials to change from rendered walls to clad walls with the front facing the house to be parklex prodema engineered wood vertical cladding and the side and rear walls facing the boundary to be cedral composite cladding that is of improved fire resistant materials.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRW3B0BKMD700>
- 8.6 **25/00378/MMA - Headley 85 Lingfield Road Edenbridge TN8 5DY**
 Amendment to 23/01940/HOUSE to alter fenestration and to add parklex prodema

engineered wood vertical cladding to the front of the property, added at ground floor around the study window and the porch area.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRJ3KVBKM6U00>

- 8.7 **25/00451/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge TN8 5PS**
Lawful development certificate for the revision to boundary of residential curtilage, and retention of stable building in breach of Condition 7 of SE/99/02281
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRU8NUBKM000>
- 8.8 **25/00358/PAC - 1 Church Street Edenbridge TN8 5BD**
Prior notification for a change of use from Commercial, Business and Service (Use Class E) to mixed use including up to two flats (Use Class C3). This application is made under Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRH8QEBKM5900>
- 8.9 **25/00367/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Reserved matters (Access, Appearance, Landscaping, Layout, Scale) for Plot 6 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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRH8VGBKM5S00>
- 8.10 **25/00332/LDCPR - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD**
Proposed first floor dormer with internal alterations
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR9UB7BKM3E00>
- 8.11 **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>
- 8.12 **25/00270/PAE - Greenways Crouch House Road Edenbridge TN8 5EE**
Prior notification of a single storey rear extension which extends 5m beyond the rear wall of the original dwelling house with a maximum height of 3m and eaves height of 3m.
Status: Decided
- 8.13 **24/01760/HOUSE - One Oak Little Browns Lane Edenbridge TN8 6LJ**
Demolition of a derelict garage to be replaced with new garage with Annexe above with dormer. Associated external works.
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG5R95BKHC000>

- 8.14 **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.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH4Y3SBKHSQ00>
- 8.15 **24/03394/HOUSE - Little Brownings Brownings Edenbridge TN8 6JF**
Erection of outbuilding
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOP8N2BKL5V00>
- 8.16 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSZ3WBKL8000>
- 8.17 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ53GDBKLM100>
- 8.18 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ53G4BKLMG00>
- 8.19 **25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU**
Internal and external alterations to the rear extension
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQECSCBKLPX00>
- 9 **Planning applications considered outside of a meeting**
None.
- 10 **Consultations**
- 10.1 **Targeted Call for sites 2025 - Sevenoaks District emerging Local Plan - closing date 30 April**
https://www.sevenoaks.gov.uk/info/20069131/plan_2040/833/targeted_call_for_sites_2025
- 10.2 **Sevenoaks District Council Better Together survey - closing date 13 May**
Residents to take part in our 'Better Together' survey which looks at all aspects of the

community and asks what improvements could be made to support you into volunteering and community activity.

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

10.3 **On-street electric vehicle charging - Kent County Council**

KCC are currently identifying potential locations for on-street charging points and welcome your thoughts, especially if you own an EV or are thinking about making the switch. Using its online interactive map, residents are asked to nominate their street - this will help gauge where interest is high. Details are on the below link.

<https://letstalk.kent.gov.uk/on-street-ev>

11 **Other planning business**

11.1 **Spitals Cross Farmstead Drive improvements: names needed for 2 new flatted blocks**

An application has been made to 'SDC Street Naming and Numbering' for the new accommodation. SDC have asked for a response quite soon.

We are informed that the flats/maisonettes in the new East Block and West Block both need a separate block name each to distinguish themselves. Copy of the design and access statement link is below (or filed in the councillors folders).

How do Members want to proceed, do they have any recommendations to SDC?

https://pa.sevenoaks.gov.uk/online-applications/files/4AFE9F861FEE7099FA1FD74C0507FE2/pdf/23_00925_FUL-DESIGN_AND_ACCESS_STATEMENT-3178817.pdf

12 **Press release**

13 **Date of next meeting - 19 May 2025**