

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 19 May 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
14 May 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

1	Elections	3
1.1	Election of Chairman for ensuing year	3
1.2	Election of Vice Chairman for ensuing year	3
2	To receive Apologies for Absence	3
3	Declaration of Interests or Predetermination, including interests not already registered	3
4	Public Questions and Statements	3
5	To receive, adopt and sign the minutes of The Planning Committee Meeting Held on 28 April 2024, 093-1-5	3
6	Matters Arising Not Covered Elsewhere	3
7	Planning Applications to Be Considered	3
7.1	25/01266/DETAIL - Doggettes Cottage 1 Lingfield Road Edenbridge TN8 5DR	3
7.2	25/01020/HOUSE - 44 High Street Edenbridge TN8 5AJ	3
7.3	25/01021/LBCALT - 44 High Street Edenbridge TN8 5AJ	4
8	For Information	4
8.1	25/01322/NMA - Oast Farm Lydens Lane Hever TN8 7EP	4
9	SDC Planning Decisions	4
9.1	25/01128/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge TN8 6LQ	4
9.2	25/00791/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge TN8 6LQ	4
9.3	25/00658/WTPO - The Oaks 47 Highfields Road Edenbridge TN8 6JW	4
9.4	25/00470/LDCPR - Christmas Place Shernden Lane Marsh Green Edenbridge TN8 5PR	4
9.5	25/00262/FUL - Ambe House Commerce Way Edenbridge TN8 6ED	4
9.6	24/03275/HOUSE - 9 Coomb Field Edenbridge TN8 5HL	4
9.7	24/03219/DETAIL - Gabriels Farm House Mill Hill Edenbridge TN8 5DQ	5

10	Applications received and considered outside the meeting	5
	10.1 24/02198/FUL 2 High Street Edenbridge Kent TN8 5AG	5
11	Consultations	5
12	Other Planning Business	5
13	Press Release	5
14	Date of Next Meeting - 09 June 2025	5

Meeting Papers & Report

1 **Elections**

1.1 **Election of Chairman for ensuing year**

1.2 **Election of Vice Chairman for ensuing year**

2 **To receive Apologies for Absence**

3 **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.

4 **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.

5 **To receive, adopt and sign the minutes of The Planning Committee Meeting Held on 28 April 2024, 093-1-5**

 Planning and Transport | 28 April 2025 v.1 - Minutes (Pages 2023-093/1-5)

6 **Matters Arising Not Covered Elsewhere**

7 **Planning Applications to Be Considered**

7.1 **25/01266/DETAIL - Doggettes Cottage 1 Lingfield Road Edenbridge TN8 5DR**

Details pursuant to condition 5 (Hard and Soft Landscaping) of 23/03092/FUL

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVHF2KBK10P00>

7.2 **25/01020/HOUSE - 44 High Street Edenbridge TN8 5AJ**

Internal alterations and adding a link corridor between the main house and existing outbuilding. Making the existing building ancillary to main dwelling. Rooflights. Chimney reinstated. New Railings and timber gate.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUCVHKBKFQI00>

- 7.3 **25/01021/LBCALT - 44 High Street Edenbridge TN8 5AJ**
Internal alterations and adding a link corridor between the main house and existing outbuilding. Making the existing building ancillary to main dwelling. Rooflights. Chimney reinstated. New Railings and timber gate.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUCVHLBKFQJ00>

8 **For Information**

- 8.1 **25/01322/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=SVUKY5BKGCX00>

9 **SDC Planning Decisions**

- 9.1 **25/01128/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge TN8 6LQ**
Details pursuant to condition 5 (full condition survey of existing roads; details of pre-construction survey only) of 23/00505/FUL (part discharge)
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUTJB9BKFYH00>
- 9.2 **25/00791/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge TN8 6LQ**
Detail pursuant of condition 4 (Construction Traffic Management Plan) of 23/00505/FUL
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STFMBFBKMZW00>
- 9.3 **25/00658/WTPO - The Oaks 47 Highfields Road Edenbridge TN8 6JW**
1x Oak tree 10% small branch reduction.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSWH9FBK0ZE00>
- 9.4 **25/00470/LDCPR - Christmas Place Shernden Lane Marsh Green Edenbridge TN8 5PR**
General Permitted Development for a proposed pool house.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRW1Y4BKMCM00>
- 9.5 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQWVFBKLYD00>
- 9.6 **24/03275/HOUSE - 9 Coomb Field Edenbridge TN8 5HL**
Single storey side extension.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO0NWVBK0LO00>

9.7

24/03219/DETAIL - Gabriels Farm House Mill Hill Edenbridge TN8 5DQ

Details pursuant to condition 4 (external lighting) of 23/03277/FUL

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNPOK2BK0ZN00>

10

Applications received and considered outside the meeting

10.1

24/02198/FUL 2 High Street Edenbridge Kent TN8 5AG

Demolition of existing building. Construction of a new building for 8 no. two bed flats.

Recommendation: Members maintained its objections to this application:

- It was noted that the site cannot accommodate its BNG obligations onsite.
- The Highways Technical report also comments on the application, and that it does not meet the expectations set out in the specifications set out by Kent Highways which requested a parking survey for seven day period within 100metres. Instead, there was one 24 hour survey presented as if two midweek, across a 200metre area, and included the Leisure Centre car park over midnight. It also does not include the high street in the day time. Overall, the submitted report is unhelpful.
- The property is literally just on the conservation area boundary; and it should be noted this is a Victorian building (and consideration as a heritage asset).
- There is no parking shown on the application and the areas suggested for parking facilities on Stangrove Road, which has extensive parking restrictions, and Lingfield Road, or Tekram Close are impractical as these streets are much further away from the
- proposed development site, and the relief road is already a very busy road.
- Parking at that end of the town centre is already used during the day by local businesses and shoppers. If this parking is lost it will affect the regeneration of the town centre.
- The demolition of a Victorian building for a new block of flats will damage the historic market town appearance and, especially the view when entering the town from the North end.
- The height of this building is not in keeping with the street scene and also inappropriate for a town the size of Edenbridge. It will cause overlooking and loss of light for some neighbours and is over development in a Conservation Area

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIK63ZBK0L000>

11

Consultations

12

Other Planning Business

None.

13

Press Release

14

Date of Next Meeting - 09 June 2025