

**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 30 June 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  
25 June 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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## Agenda

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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, approve and sign the minutes of the Planning and Transport Meeting held on 9 June 2025 (pages 2023-097/1-8).**


 Planning and Transport | 09 June 2025 v.1 - Minutes (Pages 2023-097/1-8)

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

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

### 6.1 **25/01374/HOUSE - Holcombe Main Road Edenbridge TN8 6JE**

Single storey rear extension with roof lantern, and partial garage conversion.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW9DVBGKI500>

### 6.2 **25/01529/CONVAR - Freeways Stick Hill Edenbridge TN8 5NL**

Variation of condition 2 (Approved drawings), 6 (Demolition of outbuildings) 23/02545/FUL to Demolition of existing outbuildings, subdivision of site and erection of single storey one bedroom dwelling including provision of subterranean basement, associated landscaping, parking and amenity space with amendment to alter the position of the dwelling within its plot. Update condition 6 to the new drawing number.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SX30L7BKGSR00>

### 6.3 **25/01673/DEMNOT - Warsop Trading Estate Hever Road Edenbridge TN8 5LD**

Demolition of 2 no vacant buildings

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXYHVBBKH2X00>

## 7 **For Information**

7.1 **25/01668/WTCA - Riverside Cottage High Street Edenbridge TN8 5AX**

Willow tree - take the tree down by 80%

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY2UBBK0L000>

7.2 **25/01535/DETAIL - 4 Ridge Way Edenbridge TN8 6AR**

Details pursuant to condition 10 (ecological enhancements) of 23/01686/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SX8KNIBKGTI00>

8 **SDC Planning Decisions**

8.1 **24/03454/FUL - The Swan Swan Lane Edenbridge TN8 6BA**

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

**Status: Granted**

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

8.1.1 **24/02198/FUL - 2 High Street Edenbridge TN8 5AG**

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

**Status: Granted**

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

8.2 **25/00924/LDCEX - The Coach House Swan Lane Edenbridge TN8 6AJ**

Installation of railway carriage and track

**Status: Granted**

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

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

9.1 **25/01314/FUL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**

Conversion of existing care home to 2no. residential dwellings.

*Members objected to this application on the grounds of:*

- *Insufficient parking for 1x5bed and 1x6bed property.*
- *Access restrictions to the existing rear properties.*
- *Access for emergency vehicles to existing properties – driveway in needs to kept clear. No measures to ensure clear access maintained.*
- *Waste storage provision.*
- *Design of building out of character to other residential dwellings and character of the area with the retaining of metal fire exit staircases.*

*Members also raised concerns with:*

- *The application form is unclear in section 'Listed Buildings Alteration'. Both 'c' and 'd' answered No, yet believe should be 'Yes' as works is taking place to the internals of the building.*
- *Under the same section – listed buildings alterations – 'b' says No change to the exterior. Members question if this is correct given changing property into 2xdwellings.*
- *Highways access during construction and agree with the need made by Highways*

*for a construction management plan must be in place.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVUKU7BKGCH00>

10      **Consultations**

11      **Other Planning Business**

12      **Press Release**

13      **Date of Next Meeting 21st July 2025**