

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 21 July 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
16 July 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	To Receive Apologies for Absence	3
2	Declaration of Interests or Predetermination, including interests not already registered	3
3	Public Questions and Statements	3
4	To receive, approve and sign the minutes of the Planning and Transport Meeting held on 30 June 2025 (pages 2023-099/1-2).	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
6.1	25/01747/HOUSE - Marlpit Farm House Swan Lane Edenbridge TN8 6BA	3
6.2	25/01639/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ	3
6.3	25/01669/HOUSE - 4 Clark Close Edenbridge TN8 6FN	3
7	For Information	4
7.1	25/01610/LDCPR - Spenceborough Crouch House Road Edenbridge TN8 5EE	4
7.2	25/01688/PAC - Lennox Cato Antiques 1 Church Street Edenbridge TN8 5BD	4
7.3	25/01756/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ	4
7.4	25/01853/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ	4
7.5	25/01653/DETAIL - Brook Cottage Hartfield Road Edenbridge TN8 5NH	4
7.6	25/01917/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP	4
7.7	25/01774/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP	4
7.8	25/01824/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP	4
8	SDC Planning Decisions	4
8.1	25/01020/HOUSE - 44 High Street Edenbridge TN8 5AJ	4
8.2	25/01021/LBCALT - 44 High Street Edenbridge TN8 5AJ	5
8.3	25/01314/FUL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB	5

8.4	25/01315/LBCALT - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB	5
8.5	25/01673/DEMNOT - Warsop Trading Estate Hever Road Edenbridge TN8 5LD	5
8.6	25/01327/HOUSE - Maric Crown Road Edenbridge TN8 6AW	5
8.7	25/01100/HOUSE - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD	5
9	Planning Applications Considered Outside of A Meeting	5
9.1	25/01511/HOUSE - 45 Ridge Way Edenbridge TN8 6AU	5
10	Consultations	5
11	Other Planning Business	6
11.1	To Discuss the Infrastructure Plan	6
11.2	EDN1 Edenbridge Town Stragety	6
11.3	The inclusion of swift nest bricks/boxes as a requirement for future planning applications for the south end of Edenbridge.	6
12	Press Release	6
13	Date of Next Meeting 18th August 2025	6

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 30 June 2025 (pages 2023-099/1-2).**

 Planning and Transport | 30 June 2025 v.1 - Minutes (Pages 2023-099/1-2)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/01747/HOUSE - Marlpit Farm House Swan Lane Edenbridge TN8 6BA**

Demolition of an existing double garage and garden outbuilding. Erection of a replacement garage and new garden outbuilding with roof light and decking. Associated landscaping. Creation of 3 parking spaces.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYBGPABKH8000>

6.2 **25/01639/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ**

Variation of condition 2 (Approved drawings), 8 (Hard and soft landscaping) of 24/03431/CONVAR to 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 add a new access and driveway. Provide details of hard and soft landscaping to change condition 8 to compliance.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXR3F1BKH1100>

6.3 **25/01669/HOUSE - 4 Clark Close Edenbridge TN8 6FN**

Single storey rear extension with roof lantern

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXY40YBK0L000>

For Information

- 7.1 **25/01610/LDCPR - Spenceborough Crouch House Road Edenbridge TN8 5EE**
Single-storey rear extension.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SXNDWPBKGF00>
- 7.2 **25/01688/PAC - Lennox Cato Antiques 1 Church Street Edenbridge TN8 5BD**
Prior notification for a change of use of the upper floors from commercial to single dwellinghouse. This application is made under Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SY0CPWBKH4600>
- 7.3 **25/01756/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**
Details pursuant to condition 6 (archaeological evaluation) of 23/00505/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SYDBE3BKH8W00>
- 7.4 **25/01853/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**
Details pursuant to condition 7 (surface water drainage) of 23/00505/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SYRVY8BK0ZE00>
- 7.5 **25/01653/DETAIL - Brook Cottage Hartfield Road Edenbridge TN8 5NH**
Details pursuant to condition 9 (External Lighting) of 24/02629/HOUSE
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SXSULHBK0ZE00>
- 7.6 **25/01917/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**
Details pursuant to condition 19 (Renewable Energy Methods) of 22/02410/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SZ4C3MBK0UL00>
- 7.7 **25/01774/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**
Details pursuant to condition 13 (Residential and Commercial Travel Plans) of 22/02410/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SYF60IBKHAB00>
- 7.8 **25/01824/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**
Details pursuant to condition 9 (location and appearance of electric charging points) of 22/02410/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SYOFMHBKHE000>

SDC Planning Decisions

- 8.1 **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.

Status: Granted

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

- 8.2 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUCVHLBKFQJ00>
- 8.3 **25/01314/FUL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**
Conversion of existing care home to 2no. residential dwellings
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVUKU7BKGCH00>
- 8.4 **25/01315/LBCALT - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**
Conversion of existing care home to 2no. residential dwellings
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVUKU8BKGCI00>
- 8.5 **25/01673/DEMNOT - Warsop Trading Estate Hever Road Edenbridge TN8 5LD**
Demolition of 2 no vacant buildings
Status: No Objection Lodged
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXYHVBBKH2X00>
- 8.6 **25/01327/HOUSE - Maric Crown Road Edenbridge TN8 6AW**
Proposed 2 bay oak frame garage.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVWFBOBKGDV00>
- 8.7 **25/01100/HOUSE - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD**
Dormer extensions and rooflight.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUPTYIBKFW400>
- 9 **Planning Applications Considered Outside of A Meeting**
- 9.1 **25/01511/HOUSE - 45 Ridge Way Edenbridge TN8 6AU**
Demolition of existing garage and outbuilding. Erection of part two-storey wrap-around extension. Alterations to fenestration. Creation of additional front parking. Associated front and rear soft and hard landscaping.

Members supported this application.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWZBFOBKGR900>

10 **Consultations**

11 **Other Planning Business**

11.1 **To Discuss the Infrastructure Plan**

Members to discuss the Infrastructure Plan

11.2 **EDN1 Edenbridge Town Strategy**

Members to discuss the Edenbridge Town Strategy.

11.3 **The inclusion of swift nest bricks/boxes as a requirement for future planning applications for the south end of Edenbridge.**

In June 2025, Edenbridge Parish Church conducted a "swift count" with support from the RSPB and the High Weald Swift Group, recording 30 nest sites and observing up to 25 birds on the wing. The RSPB representative confirmed this as one of the largest colonies he had recorded in a single building. The juveniles observed were scouting potential sites for their return next year.

Swifts are long-lived birds that maintain lifelong partnerships but have declined dramatically in recent decades, leading to their placement on the Red List of Birds of Conservation Concern. The primary cause is loss of nest sites. The RSPB, High Weald Swift Group, and Action for Swifts are promoting swift bricks and boxes, encouraging local authorities to include these provisions in planning consents and Local Plan policies.

Given the significant swift colony at Edenbridge Parish Church, Members are asked to consider whether to require swift nest bricks/boxes as a planning condition for future development applications in the south end of Edenbridge.

Supporting photographs and leaflets are available at the Town Council office.

12 **Press Release**

13 **Date of Next Meeting 18th August 2025**