

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 1 September 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
27 August 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, approve and sign the minutes of the Planning and Transport Meeting held on 18 August 2025 (pages 2023-103/1-3).**

 Planning and Transport | 18 August 2025 v.1 - Minutes (Pages 2023-103/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/02078/HOUSE - Mayfield Cottage 44 Lingfield Road Edenbridge TN8 5DX**

Demolition of existing roof, new roof with loft accommodation with associated dormers and gable to new roof, rooflight.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZVONWBKHXU00>

6.2 **25/01622/OUT - Roger Platts Garden Design And Nurseries Leydens Nursery Hartfield Road Edenbridge TN8 5NH**

Outline application for 9 serviced plots for Self Build and Custom Build Housing with appearance, landscaping, layout and scale reserved.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXP8R7BKH0300>

7 **For Information**

7.1 **25/02304/WTPO - 11 Hunters Way Edenbridge TN8 6GB**

T1 - Oak to reduce all growth over property to rear of above address by no more than 2.5m blending reduction into top of crown where possible and reduce all growth extending towards above address by no more than 1.5m blending growth at top of crown where

possible,


<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0XWMJBKID00>

7.2 **25/00065/NEWDEV Land And Car Park East Of Croft Hall 13 High Street Edenbridge Kent TN8 5AB**

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Construction of 8 houses on land to rear. (NB 13 has been deliberately removed from the proposed number sequence, to avoid confusion with 13 High Street, at the entrance to the site). Confirmation of the new addressing for the above development.

See also the attached table and plan of the development.

 Annex 1: Table.pdf

 Annex 2: 2500065PLAN.pdf

7.3 **25/02289/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 3 (Construction Environmental Management Plan) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T0W1Y2BKICH00&activeTab=summary>

7.4 **25/02414/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 5 (contaminated land) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T1LXE3BK0ZN00&activeTab=summary>

7.5 **25/02413/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 4 (archaeological watching brief specification) of 24/00313/FUL


<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T1LXA0BK0ZN00&activeTab=summary>


7.6 **25/00059/NEWDEV The Edenbridge Medical Centre Station Road Edenbridge Kent TN8 5ND**


STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Conversion of former medical offices into 10 self-contained flats.

Confirmation of the new addressing for the above development. Please see details in the table attached. Also attached is a plan of the development for information.

 Annex 3: Table pg 1 - Medical Centre.pdf

 Annex 4: table pg 2 - Medical Centre.pdf

 Annex 5: Plan - Medical Centre.pdf

8 **SDC Planning Decisions**

8.1 **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.

Status: Granted

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

8.2 **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.

Status: Granted

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

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

10 **Consultations**

11 **Other Planning Business**

11.1 **2025/644 Agricultural Land At Haxted Mead, Lingfield, Surrey, TN8 6PX**

Application for the construction, operation, maintenance, and decommissioning of a ground-mounted solar farm complete with landscaping, associated infrastructure, and temporary construction access, accompanied by an Environmental Statement.

<https://tdcplanningsearch.tandridge.gov.uk/Default#dvRecsFound>

11.2 **To note: SDC DCC to consider 24/02765/OUT - Land North Of Town Station Cottages**

Development Control Committee of Sevenoaks District Council is expected to consider the application *24/02765/OUT - Land North Of Town Station Cottages* at its meeting of 25th September 2025.

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

11.3 **UK Government Funded Local Bus Intervention Grant**

Kent County Council has allocated £1.5 million of Bus Service Improvement Plan (BSIP) funding for the 2025/26 financial year to support District, Borough or Town Councils and bus operators, to establish, develop and deliver initiatives to improve local bus travel in their areas. This funding is for capital expenditure only and is subject to applicants demonstrating that they have a long term sustainability plan for maintaining the transport initiative once the grant funding has been spent and that there is significant benefit for buses.

Please see attached application form and guidance for applicants.

[Annex 6: Local Bus Intervention Grant application form FINAL.pdf](#)

[Annex 7: Local Bus Intervention grant guidance FINAL.pdf](#)

12 **Press Release**

13 **Date of Next Meeting 22nd September 2025**



Edenbridge Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00065/NEWDEV
Date: 12th August 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Land And Car Park East Of Croft Hall 13 High Street Edenbridge Kent TN8 5AB

**Construction of 8 houses on land to rear.
(NB 13 has been deliberately removed from the proposed number sequence, to avoid confusion with 13 High Street, at the entrance to the site)**

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

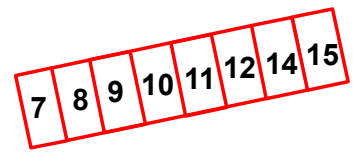
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

INVESTORS IN PEOPLE
We invest in people Platinum

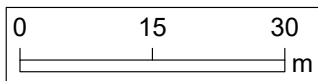
Site: Land And Car Park East Of Croft Hall 13 High Street Edenbridge Kent TN8 5AB

Plot	New Address
Plot 3, Croft Hall, 13	9 Croft Hall High Street Edenbridge Kent TN8 5AB
Plot 6, Croft Hall, 13	12 Croft Hall High Street Edenbridge Kent TN8 5AB
Plot 5, Croft Hall, 13	11 Croft Hall High Street Edenbridge Kent TN8 5AB
Plot 4, Croft Hall, 13	10 Croft Hall High Street Edenbridge Kent TN8 5AB
Plot 2, Croft Hall, 13	8 Croft Hall High Street Edenbridge Kent TN8 5AB
Plot 1, Croft Hall, 13	7 Croft Hall High Street Edenbridge Kent TN8 5AB

Plot 7, Croft Hall, 13	14 Croft Hall High Street Edenbridge Kent TN8 5AB
Plot 8, Croft Hall, 13	15 Croft Hall High Street Edenbridge Kent TN8 5AB



Croft Hall



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7 - 15 Croft Hall, High Street

Scale: 1:750 @ A4
Date: July 2025

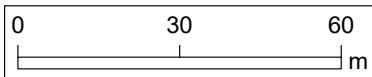
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Map generated from SDC GISMO.
Produced by the GIS Team, Sevenoaks District Council

Site: The Edenbridge Medical Centre Station Road Edenbridge Kent TN8 5ND

Plot	New Address
Unit 2, The Edenbridge Medical Centre	1 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 1, The Edenbridge Medical Centre	2 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 9, The Edenbridge Medical Centre	3 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 10, The Edenbridge Medical Centre	4 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 3, The Edenbridge Medical Centre	5 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 4, The Edenbridge Medical Centre	6 Kohn House Station Road Edenbridge Kent TN8 5NB

Unit 5, The Edenbridge Medical Centre	7 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 6, The Edenbridge Medical Centre	8 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 7, The Edenbridge Medical Centre	9 Kohn House Station Road Edenbridge Kent TN8 5NB
Unit 8, The Edenbridge Medical Centre	10 Kohn House Station Road Edenbridge Kent TN8 5NB



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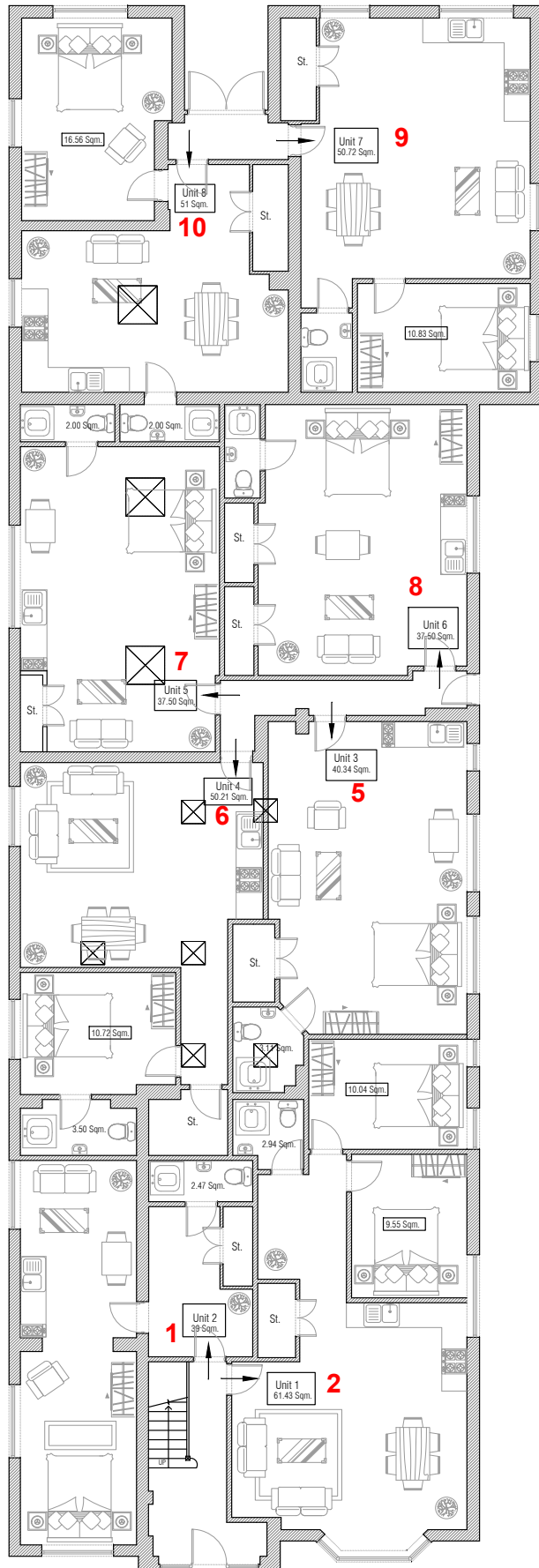
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1-10 Kohn House, Station Road

Scale: 1:1,250 @ A4
Date: July 2025

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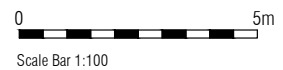
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Produced by the GIS Team, Sevenoaks District Council



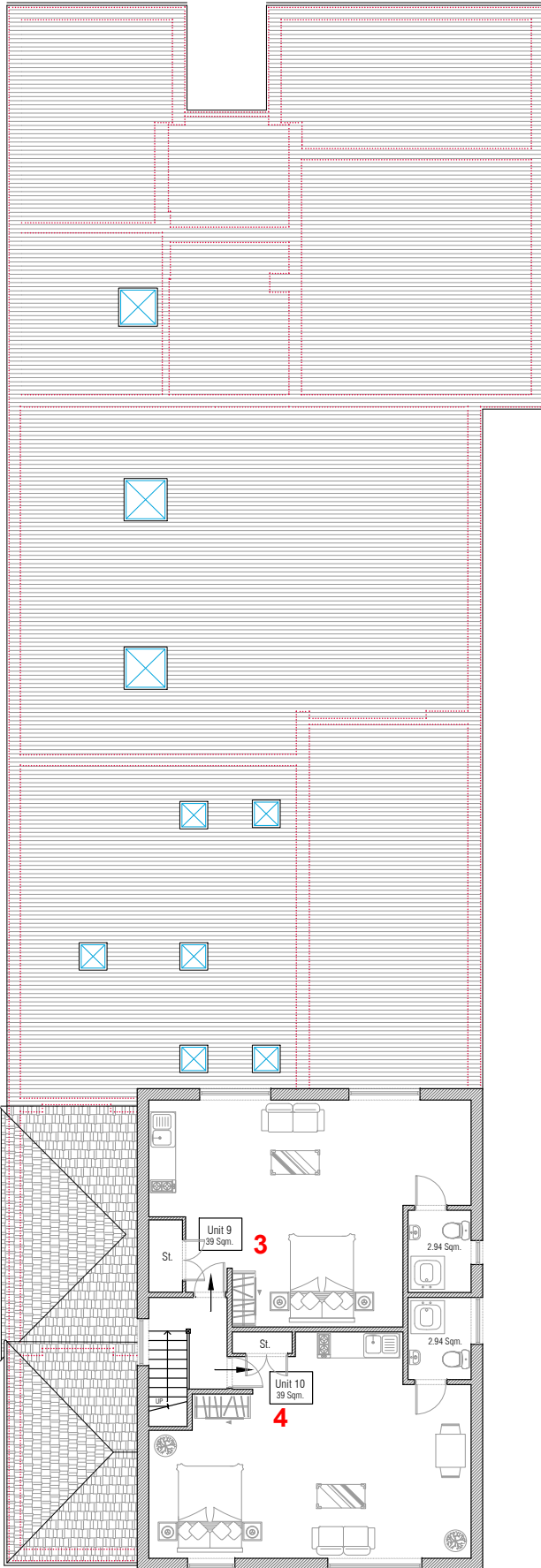
- Notes:
- 1) This Drawing as not for construction
 - 2) Dimensions are not to be scaled for constructions
 - 3) All dimensions are to be checked on site
 - 4) All dimensions are in millimeters

Project: Edenbridge Medical Centre,
Station Road, Edenbridge TN8 5ND
Proposed Ground Floor
Scale: 1:100@A3 June 2023
5ND.MC.PRO.001

Architectural Drawings & Applications by Samuel
* samuel.35@outlook.com
* 07845 048130



Ground Floor



- Notes:
- 1) This Drawing as not for construction
 - 2) Dimensions are not to be scaled for constructions
 - 3) All dimensions are to be checked on site
 - 4) All dimensions are in millimeters

Project: Edenbridge Medical Centre,
Station Road, Edenbridge TN8 5ND
Proposed First Floor
Scale: 1:100@A3 June 2023
5ND.MC.PRO.002

Architectural Drawings & Applications by Samuel
* samuel.35@outlook.com
* 07845 048130



First Floor



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Section 1 Applicant details

1.1	Name of organisation	1.2	Name of organisation lead
1.3	Full address	1.4	Contact phone number
1.5	E-mail address	1.6	Is this application a partnership bid?
1.7	If the answer to 1.6 is yes, please list the other partners		

Section 2 Transport initiative proposal

2.1	Describe below the transport initiative for which you require a grant.
2.2	Which area will your transport initiative cover?
2.3	Which groups will benefit from your transport initiative?



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Kent Enhanced Partnership

2.4	What is your mobilisation plan?
2.5	How will you sustain your transport initiative in the long term?
2.6	How will your transport initiative benefit your local environment?
2.7	Will your transport initiative be fully accessible for people with disabilities?



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Kent Enhanced Partnership

2.8	Which stakeholders are you currently engaging e.g: bus operators, local transport groups etc.) Please describe your engagement:

2.9	Please add anything additional here:

Section 3 Funding

3.1	How much grant funding do you require?	3.2	What match funding will you contribute?

3.3	Please itemise planned grant expenditure. Feel free to add more rows or continue on a separate sheet if necessary.
-----	--

	<u>Item</u>	<u>Cost</u>
Item		
Item		
Item		
Item		
Item		
Item		

Section 4 Declaration:

I declare that I am a representative of	
(insert organisation name here) and that I am authorised to apply for a Local Bus Intervention grant on behalf of my organisation. I confirm that all information given in this application form is correct to the best of my knowledge.	

Signature:	Date:



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Kent Enhanced Partnership

Local Bus Intervention grant – guidance for applicants

Kent County Council has allocated £1.5 million of Bus Service Improvement Plan (BSIP) funding for the 2025/26 financial year to support District, Borough or Town Councils and bus operators, to establish, develop and deliver initiatives to improve local bus travel in their areas. This funding is for capital expenditure only and is subject to applicants demonstrating that they have a long term sustainability plan for maintaining the transport initiative once the grant funding has been spent and that there is significant benefit for buses.

The delivery of any successful initiative will need to be led by the applicant, though Kent County Council will offer support and guidance throughout the process. Applicants must ensure that the initiative is carried out in accordance with all relevant legislation and regulations and obtain necessary licences and consents. The following is by no means an exhaustive list, but provides examples of the types of schemes for which funding would be available:

- Information about local transport; facilities such as town centre information maps showing where to catch a bus, wayfinding signs to or from bus stops to main attractions in town or public transport information at specific venues.
- Vehicle or other capital costs to support local bus schemes.
- Initiatives to promote better integration between different forms of transport, such as improved accessibility between bus and rail services.
- Driver facilities to ensure bus drivers have access to drinks and other comfort facilities
- Seating and other comfort facilities for bus passengers at bus stops and hubs
- Improvements to bus depots or other operator facilities which will enable operators to deliver new or enhanced bus services, new or improved vehicles and / or improved reliability/ frequency on their routes.

Applications for revenue funding are not eligible for this grant. Due to the nature of BSIP funding, any initiative delivered through this grant will need to be fully delivered and providing a benefit to buses/ bus passengers by the end of March 2027.

Please get in touch with us if you are not sure if your initiative is eligible for funding and we can advise on suitability or if appropriate, signpost you to a more suitable mechanism for delivery. Ultimately, we are interested to hear of any proposal that improves the experience of using local buses through capital investment and encourage innovation and ambition.

Funding will be allocated through a bidding process. Applicants should fill in the accompanying application form and return it to KCC's Public Transport department via e-mail. Submissions should meet essential criteria, demonstrate awareness of disabled access standards and/ or other relevant legislation and guidance linked to the scheme, and, if relevant, include evidence of liaison with conservation, planning or highways officers and/ or bus or other travel operators.



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Applicants will also be responsible for any consultation requirements linked to the scheme.

In the event that we have to prioritise the use of funding then we will do so accounting for:

- Equitability of funding between Enhanced Partnership areas
- Local need, i.e. the current public transport offer in the proposed area
- Value for money
- Scale of benefit (e.g. number of journeys the initiative enables, number and needs of passengers who will benefit from the initiative, improvements to services delivered through the initiative – e.g. reliability / improved frequencies.)
- How the scheme aligns with Kent's BSIP [Bus Service Improvement Plan - Kent County Council](#)
- How deliverable the scheme is by the end of the 2026 – 2027 Financial year (March 2027)
- Long term sustainability of the scheme
- How well the scheme develops connectivity / integration within the area

Key Dates: Application deadline: 31st October 2025

**Deadline for establishment/
completion of initiative:** 31st March 2027

Applications must be submitted to kccnbs@kent.gov.uk by the end of October 2025. Grant payments for successful schemes will only be issued upon completion of all required paperwork and assurances. Please ensure that all costs included in the application have been verified through engagement with any intended suppliers. Kent County Council will not award funding beyond the submitted costs, meaning any overspend will be the responsibility of the applicant. If you receive a grant but do not use the full amount, any unused funds must be returned to KCC or utilised for items linked to the transport initiative for which the grant is awarded (with agreement from KCC).

The guidance below is designed to help applicants successfully complete the Local Bus Intervention Grant Application Form. Each question on the form corresponds to specific information needed to evaluate your application. Please ensure that all details provided are accurate and complete. Below is a step-by-step explanation for answering each question.

Section 1, applicant details

1.1 **Name of organisation.** Full legal name of organisation applying for the grant

1.2 **Name of organisation lead.** Full name of the person leading the application for the grant. Kindly include a title, first name, and surname

1.3 **Full Address.** Provide complete postal address, ensuring that you include the postcode.



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- 1.4 **Contact Phone Number.** Enter your preferred contact telephone number.
- 1.5 **Email Address.** Enter the preferred email address for all correspondence regarding the grant. Please ensure that the provided email address is regularly monitored. Most correspondence regarding the grant application will be sent via email.
- 1.6 **Is this application a partnership bid?** State yes or no if you are applying for this grant in partnership with other organisations
- 1.7 **If the answer to 1.6 is yes, please list the other partners.** Enter each of the partner details in the boxes provided. If you need more space, simply add more lines and/or boxes. Ignore this question if you are applying alone.

Section 2 Transport initiative proposal

2.1 Describe the transport initiative for which you require a grant. Concisely describe the transport initiative for which you need a grant. Make sure that your initiative is related to bus travel.

2.2 Which area will your transport initiative cover? Specify the area or location of your proposed transport initiative. This can be as wide as your whole borough or bus route, or as narrow as a specific address in a street, depending on your initiative.

2.3 Which groups will benefit from your transport initiative? Indicate whether your proposed initiative will benefit specific groups such as older or disabled people, or specific groups of residents or whether there are benefits to specific bus routes.

2.4 What is your mobilisation plan? Please give a brief outline of how you intend to set up your travel initiative in time for its delivery by March 2027. You do not need to submit the whole plan, a rough outline of how you intend to deliver your initiative is sufficient, but feel free to add more space to this field or to use separate paper.

2.5 How will you sustain your transport initiative in the long term? Please outline your plan of how you will fund the upkeep or maintenance of your transport initiative once you have spent the grant and need to sustain the initiative without further funding from KCC.

2.6 How will your transport initiative benefit your local environment? State the environmental benefits to your local area/ community of your proposed transport initiative.

2.7 Will your transport initiative be fully accessible for people with disabilities? Please outline how people with disabilities will be able to access your transport initiative.



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2.8 Which stakeholders are you currently engaging e.g: bus operators, local transport groups etc.) Please describe your engagement: Please state if you have engaged with local stakeholders such as bus operators, community groups, disability groups etc., and how you intend to work with them to deliver and maintain your transport initiative.

2.9 Please add anything additional here. This is a field for applicants to add any supporting information they feel has not been covered in the rest of the application form. You do not need to use this field if you do not feel it necessary, but feel free to add any additional information you feel may be helpful to your application.

Section 3. Funding

3.1 How much grant funding do you require? Please enter the total amount of funding for which you are applying.

3.2 What match funding will you contribute? Please enter the amount of funding (if applicable) you are contributing. It does not need to be an equal matching amount and it can be in the form of resources other than financial, for example volunteer time, office space or parking facilities.

3.3 Please itemise planned grant expenditure. Enter the cost of each item of capital expenditure.

Section 4. Declaration.

Please enter the name of the organisation on whose behalf you are applying for the Local Bus Intervention Grant and sign and date. The signatory should be the person in the organisation who is leading on the grant application and travel initiative.

If you require any additional information or support, please contact: Jean Molloy, Projects, Concessionary and Community Senior Officer at jean.molloy@kent.gov.uk