

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**