

**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 22 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  
17 September 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 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 **25/02224/HOUSE - 120 High Street Edenbridge TN8 5AY**

Single-storey rear extension and internal configuration. Loft conversion with a rear-facing dormer and a front-facing rooflight.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0KY0JBKI8300>

### 6.2 **25/02513/MMA - Gabriels Farm House Mill Hill Edenbridge TN8 5DQ**

Amendment to 23/03277/FUL to install 2no. rooflights to northern elevation and 2no. to southern elevation.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T20SLABKIT400>

### 6.3 **25/02530/LBCALT - Windmill House Mill Hill Edenbridge TN8 5DA**

Existing First floor damaged external lime render to the rear of property to be repaired and thermally upgraded with low profile insulated lime render system. All existing decorative fenestration items to be reinstated and extended in order to match existing elevation appearance.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T22NCMBKIU600>

### 6.4 **25/01746/HOUSE - The Field House Skeynes Park Lingfield Road Edenbridge TN8 5HN**

First Floor extension and alterations to the roof area above the existing single storey northern end of the main house. New rooflights added to the extension. Juliet balcony added to first floor lounge on the Southern end of the house. 2no Alterations to ground fenestration with internal alterations. Central panel of existing windows on east elevation changed to bifold doors. Studio building extended to the rear, to house plant areas for a proposed swimming pool and ground level solar panel array. New pool side gazebo proposed. New electric gates added.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYBGORBKH7Y00>

## 7 **For Information**

### 7.1 **25/02249/DETAIL - Rear Of The Royal British Legion Croft Hall 13 High Street Edenbridge TN8 5AB**

Details pursuant to condition 3 (Details of Materials) of 20/03258/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0ONF4BK19K00>

### 7.2 **25/02385/DETAIL - Rear Of The Royal British Legion Croft Hall 13 High Street Edenbridge TN8 5AB**

Details pursuant to condition 5 (Hard and Soft Landscaping) of 20/03258/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1E2YPBK11700>

### 7.3 **25/02386/DETAIL - Rear Of The Royal British Legion Croft Hall 13 High Street Edenbridge TN8 5AB**

Details pursuant to condition 6 (Ecological Enhancement Plan) of 20/03258/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1E37MBK11700>

### 7.4 **25/02387/DETAIL - Rear Of The Royal British Legion Croft Hall 13 High Street Edenbridge TN8 5AB**

Details pursuant to condition 7 (Electric Vehicle Charging Point) of 20/03258/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1E3IKBK11700>

### 7.5 **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?activeTab=summary&keyVal=T0W1Y2BK1CH00>

### 7.6 **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?activeTab=summary&keyVal=T1LXA0BK0ZN00>

### 7.7 **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?activeTab=summary&keyVal=T1LXE3BK0ZN00>

### 7.8 **25/02342/DETAIL - Vapac Humidity Control Ltd Fircroft Way Edenbridge TN8 6EZ**

Details pursuant to condition 3 (material details) of 23/02848/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T175ZNBKIGR00>

- 7.9 **25/02461/DETAIL - Vapac Humidity Control Ltd Fircroft Way Edenbridge TN8 6EZ**  
 Details pursuant to condition 4 (solar panels) of 23/02848/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1QVYFBK0ZE00>
- 7.10 **25/02462/DETAIL - Vapac Humidity Control Ltd Fircroft Way Edenbridge TN8 6EZ**  
 Details pursuant to condition 5 (flood mitigation) of 23/02848/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1QW53BK0ZE00>
- 7.11 **25/02463/DETAIL - Vapac Humidity Control Ltd Fircroft Way Edenbridge TN8 6EZ**  
 Details pursuant to condition 6 (secure cycle storage and EV charging points) of 23/02848/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1QWARBK0ZE00>
- 7.12 **25/02464/DETAIL - Vapac Humidity Control Ltd Fircroft Way Edenbridge TN8 6EZ**  
 Details pursuant to condition 11 (sound and vibration) of 23/02848/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T1QWJUBK0ZE00&activeTab=summary>
- 7.13 **25/02363/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**  
 Details pursuant to condition 3 (construction management plan) of 25/01314/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1ABBYBK0LO00>
- 7.14 **25/02468/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**  
 Details pursuant to condition 4 (hard and soft landscaping) of 25/01314/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1R4NZBK0ZE00>
- 7.15 **25/02469/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**  
 Details pursuant to condition 5 (EV charging) of 25/01314/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1R4S6BK0ZE00>
- 7.16 **25/02470/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**  
 Details pursuant to condition 6 (cycle provision) of 25/01314/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1R4USBK0ZE00>
- 7.17 **25/02472/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**  
 Details pursuant to condition 8 (refuse provisions) of 25/01314/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1R517BK0ZE00>

## 8 **SDC Planning Decisions**

- 8.1 **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.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYBGPABKH8000>

- 8.2 **25/01669/HOUSE - 4 Clark Close Edenbridge TN8 6FN**  
Single storey rear extension with roof lantern  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXY40YBK0L000>
- 8.3 **25/00077/FUL - New Barns Farm Greybury Lane Marsh Green TN8 5QP**  
Demolition of five agricultural barns. Conversion of Dutch barn to single dwelling.  
Construction of four single dwellings (including amendment to previously granted new dwelling under 22/03413/FUL). Associated infrastructure and landscaping.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ1E4JBKLJX00>
- 8.4 **25/01964/HOUSE - 9 Greshams Way Edenbridge TN8 5NY**  
Demolition of timber canopy structure. Erection of single-storey side extension with canopy.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZECPDBKHQ700>
- 8.5 **25/01882/LDCPR - Land Rear Of The Oast Barn Hilders Lane Edenbridge KENT TN8 6LE**  
Continuation and completion of conversion / alteration of building to provide dwelling (pursuant of permission 19/01945), subsequent erection of single storey rear extension and provision of hard surfaces within curtilage as set out in supporting information.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYVTY3BKHIM00>
- 8.6 **25/02055/WTCA - Edenbridge Fire Station High Street Edenbridge TN8 5AY**  
G1) 11 no. Ash stems to be cut down to 2.5 meters to form part of the existing hedge  
Lime trees - Limes to be crown lifted to clear the building circa 6 meters and overextended limb to be cut back into the natural crown to give better amenity shape.  
**Status: No Objection Lodged**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZUHVHBK0L000>
- 8.7 **25/01869/CONVAR - Doggettes Cottage 1 Lingfield Road Edenbridge TN8 5DR**  
Variation of condition 2 (approved drawings) of 23/03092/FUL to Demolition of existing buildings and erection of a pair of semi-detached with amendment to Reduction in footprint from 92sqm to 84sqm to allow safer vehicular movement on site. Increase in height from 9m to 9.2m to allow for adequate insulation and flood defences. Revised fenestration to better balance the elevations and for better enjoyment by future occupants. Chimney added to improve the look of the building in its conservation area setting. Balconies removed - to improve the look of the building in its conservation area setting. Variation of conditions 3,4,5,6,7,8,9,10,11,12 and 13 to change conditioned to compliance with supporting documentation and drawings.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYTZDOBKHHR00>

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

- 9.1 **25/01881/HOUSE - 2 Albion Way Edenbridge TN8 6JJ**  
Loft conversion with dormer windows.

**Recommendation:** *Members supported this application.*

10 **Consultations**

11 **Other Planning Business**

11.1 **24/02764/OUT Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR**

Outline application for the erection of 450 dwellings, including affordable housing; land for at least a 4FE secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new Youth Centre; land for the creation of a new car park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for Station Cottages. Creation of access from Four Elms Road. Creation of secondary and emergency access, public open space, attenuation areas and landscaping. All matters reserved save for means of access.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on 25 September 2025 at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube. Please see the link below.

Sevenoaks District Council operates a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development you can view these via the link below:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g)

<http://www.sevenoaks.gov.uk/developmentcontrolcommittee>

12 **Press Release**

13 **Date of Next Meeting 13th October 2025**