

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 13 October 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
8 October 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 22 September 2025 (pages 2023-107/1-3).**

 Planning and Transport | 22 September 2025 v.1 - Minutes (Pages 2023-107/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/01961/HOUSE - Roween Mill Hill Edenbridge TN8 5DQ**

Erection of detached garage/workshop. Extension of vehicular access. Associated hard and soft landscaping including fencing and gate.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZECM4BKHQ100>

6.2 **25/01498/FUL - Wilding Farm Spode Lane Cowden TN8 7HG**

Change of use of land to residential. Formation of new pond. Soft landscaping

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWXGM6BKQG500>


6.3 **25/02370/HOUSE - 2 Skinners Lane Edenbridge TN8 6LW**

Proposed single storey rear and side extension with rooflights.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1AVEIBKIIS00>

6.4 **25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge**

Demolition of existing buildings and erection of 6x dwellings, associated parking, access, and landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1EKVIBKIKH00>

For Information

- 7.1 **25/02706/WTCA - Eden Cottage Mill Hill Edenbridge TN8 5BU**
1 - A dead cherry tree to be cut down. 2 - 4 Leylandii trees to be removed.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2ZZ9JBKJ8100>
- 7.2 **25/02558/DET106 - Oast Farm Lydens Lane Hever TN8 7EP**
Details of the Biodiversity Net Gain Site Register pursuant to Schedule 3, Part 1 of the Section 106 Agreement for 24/00313/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T29T8VBK11600>
- 7.3 **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=T0KY0JBK18300>
- 7.4 **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=T0KY0JBK18300>
- 7.5 **25/02796/WTCA - 4 Katharine Villas Mill Hill Edenbridge TN8 5BP**
Mature eucalyptus tree - a number of branches overhang the boundary with Dairy Cottage with some in contact with the roof to cut back several of the branches back to the boundary.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3HYEZBK11600>

SDC Planning Decisions

- 8.1 **24/02765/OUT - Land North Of Town Station Cottages Forge Croft Edenbridge 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.
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLK85EBKJRE00>
- 8.2 **25/01881/HOUSE - 2 Albion Way Edenbridge TN8 6JJ**
Loft conversion with dormer windows.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYVQ2BBK0L000>
- 8.3 **25/00589/CONVAR - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Variation of condition 22 of 24/02782/CONVAR (variation of condition 3 (Approved plans) and 6 (Design parameters/plot passports) of 23/02261/HYB with amendment to revised site layout plan, floor plans and elevations for Plots 1,2,4,5 and 11 and a revision to the Design

and Access Statement to cover the proposed amendments and alter the plot passports.) with amendment to change the tenure of plots 8, 9 and 10 to market housing rather than self-build.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSK4TBBMKW00>

8.4 **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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZV0NWBKHU00>

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

9.1 **25/02378/FUL Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**

Demolition of existing buildings, erection of 5 dwellings. Cycle and bin stores. Associated parking with hard and soft landscaping.

Recommendation: *Members objected to this application for the following reasons:*

- *High risk of flooding.*
- *The parking provision is unclear and appears to be inadequate.*
- *The buildings will be overbearing and:*
- *The building will cause overlooking over existing buildings.*
- *The application is inappropriate in the Conservation Area.*

9.2 **25/02430/HOUSE - 68 Ridge Way Edenbridge TN8 6AP**

Demolition of existing side extension and rear conservatory with steps and creation of a new two storey side with glass balustrade and single storey rear extension with skylights. Alterations to fenestration. Landscaping.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1LZGQBKIN000>

10 **Consultations**

11 **Other Planning Business**

11.1 **Sevenoaks District Draft Local Plan**

Sevenoaks District Council is drafting a new Local Plan to cover the period up to 2042 – an important document that sets out what can be built and where over the next 15 years.

Edenbridge Town Council is a statutory consultee and as such, responded to Sevenoaks District Council's previous Local Plan Regulation 18 (Phase 1 and 2) consultation in 2023 and 2024.

Phase 3 of the Regulation 18 consultation is expected to run from 23 October to 11 December 2025. The Town Council will respond, and will also host consultation events for Edenbridge residents to find out more, to talk to councillors and to help make their own

informed representations. Dates will be confirmed after 9 October.

While the Town Council cannot adopt a formal position until it has fully reviewed the proposals, we will work closely with our planning consultant to examine the documents and prepare our responses.

Regulation 18 – Town Council's previous response see links below:

- 🔗 <https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2025/08/november-2022-SDC-reg-18-local-plan-response.pdf>
- 🔗 <https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2025/08/january-2023-supplementary-information-to-reg-18-local-plan.pdf>
- 🔗 <https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2025/08/january-2024-sdc-reg-18-2-local-plan-response.pdf>
- 🔗 https://www.sevenoaks.gov.uk/info/20069128/emerging_local_plan/861/local_plan_consultation_october_to_december_2025

11.1.1

Edenbridge Town Council Information Sessions and leaflet Drop

The Town Council's role is to represent Edenbridge's interests by providing detailed feedback on how the proposed policies and site allocations might affect our town and its residents. Edenbridge Town Council will also work with SDC to ensure residents have plenty of opportunities to view the Regulation 18 consultation documents. This will include Edenbridge Town Council hosting sessions where residents can discuss the proposals with councillors. Dates for these sessions will be shared once the meeting outcome is confirmed and the proposals are approved by SDC's Cabinet on 9 October.

Edenbridge Residents will be receiving a leaflet from the Town Council soon, containing Local Plan information and where they will find information available to assist them in participating in the consultations.

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Press Release

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Date of Next Meeting 3rd November 2023