

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 3 November 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
29 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 13 October 2025 (pages 2023-109/1-3).**


 Planning and Transport | 13 October 2025 v.1 - Minutes (Pages 2023-109/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/02494/CONVAR - Rear Of The Royal British Legion Club Croft Hall 13 High Street Edenbridge TN8 5AB**

Removal of condition 4 (Details of living wall) of 20/03258/FUL Erection of a mews development comprising six 2.5 storey 3 bedroom and two 2 storey 2 bedroom linked dwellings with associated parking, gardens, secure bin and cycle storage.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1YF8ABK11700>

6.2 **25/02484/HOUSE - Leydens Farm Lydens Lane Hever TN8 7EP**

Formation of ancillary building in residential curtilage.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1X4FEBKIR500>

7 **For Information**

7.1 **25/02983/WTPO - 42 Manor House Gardens Edenbridge TN8 5EG**

T1 Oak tree located in rear garden - reduce crown height and spread by 2-3 metres back to suitable growth points to maintain size and shape and reduce impact to property. Remove secondary lowest branches around entire tree to improve/maintain height.

7.2 **25/02788/LDCPR - 31 Manor House Gardens Edenbridge TN8 5EG**

Dropped kerb.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3GN6ZBKJDF00>

7.3 **25/02954/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. G2. 3no. Limes to be crown lifted to clear the building circa 6 meters and overextended limbs to be cut back by 2-3 meters into the natural crown to give good amenity shape.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T46KJKBKJNZ00>

7.4 **25/02896/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 6 (sustainable surface water drainage scheme) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3XBD9BKJLC00>

7.5 **25/02971/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 8 (foul water drainage scheme) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4A5ASBK0ZN00>

7.6 **25/02972/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 20 (landscaping strategy) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4A5EBBK0ZN00>

7.7 **25/02973/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Details pursuant to condition 23 (external lighting scheme) of 24/00313/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4A5HDBK0ZN00>

7.8 **25/02955/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=T46KK4BKJO100>

7.9 **25/02968/WTPO - 5 Manor House Gardens Edenbridge TN8 5EG**

Oak tree - remove

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T49RRDBK0LO00>

8 **SDC Planning Decisions**

8.1 **25/02641/PIP - Calendacot Stick Hill Edenbridge TN8 5NJ**

Erection of dwellings with a minimum of 1 or maximum of 1 new dwellings.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2MVJ3BK0ZE00>

8.2 **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.

Status: Granted

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

8.3 **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.

Status: Granted

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

8.4 **25/01498/FUL - Wilding Farm Spode Lane Cowden TN8 7HG**

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

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWXGM6BKGQ500>

8.5 **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.

Status: Granted

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

8.6 **25/01746/HOUSE The Field House Skeynes Park Lingfield Road Edenbridge Kent 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.

Status: Invalid

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

9.1 **25/01770/FUL - Cranbrook House 40 High Street Edenbridge TN8 5AJ**

Replacement timber windows to front elevation of the first/second floor maisonette above the shop with like-for-like.

Recommendation: Members supported this application.

- *Subject to the Conservation Officer to be satisfied.*
- *Members noted this is in the conservation area and praised the design, use of materials and wood, maintaining in-keeping appearance with the High Street.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYF5XVBKHA300>

10 **Consultations**

10.1 **Edenbridge Local Walking and Cycling Infrastructure Plan (LCWIP) - Prioritising Routes -**

The Town Council Responded to this survey on 27th October 2025 Deadline was 28th October 2025.

To Note: The Town Council submitted a response on 27th October 2025 to the Edenbridge Local Walking and Cycling Infrastructure Plan (LCWIP) - Now Closed Closing date 28th October 2025.

10.2

Kent County Council (KCC) Active Travel Team and Explore Kent

As part of working with Explore Kent through the Capability and Active Travel Fund, KCC's Active Travel Team is looking to create new walking and cycling itineraries in Kent. They are crafting a brand-new series of cycling and walking itineraries across Kent, designed to help people ditch the car and discover the county's beauty on foot or by bike.

From gentle strolls and beginner bike rides to full-on adventures, these routes will showcase the very best of Kent. They are asking residents to share their favourite trails, hidden cafés, or must-see local gems.

Local knowledge is important, and the team is inviting residents (and Councillors) to help shape these itineraries. Share your ideas via the quick survey below:

Please note: the link below does not appear to work for all users. If you are asked to sign into a Google account, you can instead complete the survey by answering the following questions and sending to explorekent@kent.gov.uk.

1. What walking or cycling routes would you recommend and why?
Visit www.explorekent.org if you want to include links below
2. Are there any interesting sights or activities along the way?
3. Can you recommend any cycle-friendly cafes, pubs or pit stops?
4. Any visitor attractions that welcome cyclists?
5. Accessibility is important - are there any accessibility features or considerations along the route?
6. If you're happy to help Explore Kent promote these itineraries when they're ready please share your social channels below
7. Would you have any photos you could share with Explore Kent to feature? (with credit).

<https://forms.gle/owuT7mkrFod1nWUu8>.

11

Other Planning Business

12

Transportation Information and Matters

12.1

Speedwatch

The Town Council's new Community Warden has been having speed watch training sessions and soon, two speed watch sessions will take place every month, weather permitting.

12.2

Speed Indicator Device (SID)

The Speed Indicator Device (SID) has been at the five locations as follows:

Mill Hill (away from town) 9th July 25, 12th September 25 and 17th October 25

Mill Hill (towards town) 13th June 25, 29th September 25

Swan lane (away from town) 25th June 25

Swan lane (towards town) 21st August 25

Crouch House Road (near Orchard Drive) 4th August 25

12.3 **Highways Matters**

12.3.1 **Highways Report**

Nothing to note. Office staff continue report all highways faults on the Highways portal.

12.3.2 **Highways Improvement Plan (HIP) Update**

The new Speed Board for speedwatch use was received from Kent County Council at the end of the this summer.

Kent Highways have completed Traffic Surveys at Four Elms Road and Mill Hill - this will be reported at the next HIP meeting (February 2026).

Pedestrian Crossing at Mill Hill: Highways deemed unsuitable due to proximity to several junctions (Old War Memorial Hospital, Mead Road, Blossoms Park entrance, and the petrol station). Nonetheless, we continue to push for improved pedestrian safety measures and keep the crossing request on the HIP. In our response to the 2024 Draft Local Plan consultation, the Council highlighted the need for pedestrian safety improvements as part of any redevelopment of the Old Hospital site. We specifically called for upgraded pavements and crossings in this area.

Improved 30-mph signage including "white gates" at the town entrance to encourage drivers to slow down were installed at Crouch House Road and Main Road earlier this year. However, due to the lack of a sufficient two-metre verge, this was not approved for Mill Hill - we continue to advocate for alternatives at this location.

September the Town Clerk met with Kent Highways Community Engagement Officer, and the Kent County Councillor to view road safety sites in Edenbridge including:

- Four Elms Road - Potential crossing options - will review speed data, and will refer to highways engineer for assessment.
- Station Road - pedestrian crossing - data from pedestrian survey supported further investigation, but the issue is where to locate to meet National Highways Standards.
- Enterprise Way parking issues - noted , and that the council office is going to carry out an informal consultation with local business in area.
- Mont St Aignan Way crossing near Manor Care Home- consider not viable as does not meet the National Highways Standards.
- Crouch House Road - looked at access issues.
- Main Road - monitored traffic in view of speed complaints.

Updates on the above will be raised at the February HIP meeting with council officers.

12.4 **Railways Information**

12.4.1 **The Joint Lines Annual General Meeting**

The Joint Lines Annual Meeting 2nd October 2025 was postponed. New new date has been announced yet.


12.4.2 **Your Station Your Community 2026/27**

The GTR (Thameslink, Great Northern, Southern & Gatwick Express) Your Station Your Community Fund 4th round is open. Applications close: 9th December 2025

Do members wish submit an application for station enhancements?

12.5 **Buses**

Please find attached the Transport for the South East - Annual Report Update, Engaging Gen Z, and Local Buse

 Annex 1: TfSE-Annual-Report-2024-2025.pdf

13 **Press Release**

14 **Date of Next Meeting 24th November 2025**