

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 24 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
19 November 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 3 November 2025 (pages 2023-111/1-2).**

 Planning and Transport | 03 November 2025 v.1 - Minutes (Pages 2023-111/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/02846/HOUSE - Roughwood Pit Lane Edenbridge TN8 6BD**

Single storey rear extension with rooflights and first floor dormer extension. Erection of three pergolas. Alteration to roof with addition of rooflight. Alteration to fenestration. New access and drive with new entrance gates. Creation and extension of hard standing. Erection of three bike stores.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3PWP3BKJH200>

6.2 **25/02552/HOUSE - The Orangery Spode Lane Cowden TN8 7HG**

The installation of a new in-ground swimming pool with integrated filtration system and the associated installation of a small timber electrical cupboard, and new paving.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T24HZ0BKIVL00>

6.3 **25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge TN8 5HN**

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

This application has now been amended, and a summary of the main changes are set out below:

Clarifications on highways access and passing points.

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

- 6.4 **25/02378/FUL - Land Rear Of 130 - 132 High Street Edenbridge TN8 5AY (Amended)**
Demolition of existing buildings, erection of 5 dwellings. Cycle and bin stores. Associated parking with hard and soft landscaping.

This application has now been amended, and a summary of the main changes are set out below:

The below files/drawings are now available to view.

- **Adjustment to site plan (Rev A) to increase dimensions of all parking bays to 2.5 x 5m**
- **Tracking plan**
- **Cover letter clarifying archaeology plot boundaries**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1CQ6DBKIJ00>

- 6.5 **25/03065/HOUSE - Russetts Swan Lane Edenbridge TN8 6AL**
Demolition of attached garage, storage rooms and rear single-storey element. Erection of two-storey side and front extension. Single-storey side and rear extension. New front porch. New side storm porch. Erection of detached garage. Addition of rooflights and solar panels and alterations to fenestration. Landscaping including permeable driveway and patio.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4UQ3KBKJWI00>

7 **For Information**

- 7.1 **25/03192/LDCPR - 4 Brownings Edenbridge TN8 6JF**

Garage conversion with alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5ISW0BKK3B00>

- 7.2 **25/03141/NMA - Land Off Farmstead Drive Edenbridge TN8 6DX**

Non-material amendment to 23/00925/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T57OQHBJZY00>

8 **SDC Planning Decisions**

- 8.1 **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.

Status: Refused

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

- 8.2 **25/02370/HOUSE - 2 Skinners Lane Edenbridge TN8 6LW**

Proposed single storey rear and side extension with rooflights.

Status: Refused

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

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

10 **Other Planning Business**

10.1 **Appeal: Seasons Farm, Pootings Road, Crockham Hill TN8 6SD (application 25/01007/PAC)**

The following two applications were refused by SDC:

- 25/01007/PAC - change of use from agricultural use to Dwellinghouses (Class C3) use and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 24/03382/PAC - change of use from agricultural use to Dwellinghouses (Class C3) and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.

This site, in August there was unauthorised installation and habitation of static and semi static caravans on this site; which followed with an enforcement notice on the site resulting from this unauthorised development. This is an encroachment of the hamlet of Pootings further into the Green Belt countryside. No “very special circumstances” have been put forward that would justify development within the Green Belt.

There has now been an appeal lodged. The deadline to respond was 14 November (Appeal refs: APP/G2245/C/25/3373386 & APP/G2245/C/25/3373387, APP/G2245/C25/3373388 & APP/G2245/C/25/3373389). However, this site is on the boundary of Edenbridge, as the Appeal has only recently come to the Town Council's attention, members are asked to consider if they would like to submit a late representation (noting that it may not be received by the Inspector as after the deadline date for interested parties comments to be received).

How do members want to proceed?

11 **Local Plan update**

Report to be provided at the meeting.

12 **Consultations**

12.1 **Kent Downs Management Plan Review 2026 – 2031**

The Management Plan is the blueprint for the Kent Downs. It explains how Kent Downs Management look after, manage, and enhance the landscape for the years ahead. It guides how they manage and enhance natural beauty, support farming and land management, guide planning and development, and create more opportunities for everyone to explore and enjoy the Downs. Local councils, farmers, landowners, community groups and residents all use the plan. It influences decisions and shapes priorities for nature recovery, farming, climate action, access and tourism.

This survey closes at midnight on Sunday 30 November 2025.

🔗 <https://letstalk.kent.gov.uk/shaping-the-kent-downs-together>

13 **Press Release**

