

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 15 December 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
10 December 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 24 November 2025 (pages 2023-115/1-2).**

 Planning and Transport | 24 November 2025 v.1 - Minutes (Pages 2023-115/1-2)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/03241/OUT - Land South Of Phillippines Close Edenbridge**

Outline planning permission (all matters reserved except access) for residential development of up to 135 new homes (Use Class C3).

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5VRQXBKK7200>

6.2 **25/03339/OUT - Land South Of Skinners Lane Edenbridge**

Outline application for the erection of 155 dwellings, including 50% affordable housing, public open space, attenuation areas and landscaping. All matters reserved save for means of access.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6EB0ZBKKE600>

6.3 **25/03056/CONVAR - Doggettes Cottage 1 Lingfield Road Edenbridge TN8 5DR**

Variation of conditions 2 (Drawings), 3 (Construction Management Plan), 4 (Materials), 5 (Hard and soft landscaping), 6 (Samples), 7 (Parking layout), 11 (EV charging points), 13 (Cycle storage) and removal of conditions 12 (Balconies) of 23/03092/FUL to emolition of existing buildings and erection of a pair of semi-detached houses with amendment to provide more detailed plans and information to satisfy some of the conditions by submitting the samples, reducing the footprint, increasing height, revising fenestration, adding a chimney, removing balconies, revise construction management plan, provide a biodiversity

enhancement plan, update parking plan, raising finished floor level, provide fenestration details, EV charger location and type, bin and bike store location and details.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4SVJBBKJVC00>

- 6.4 **25/01746/HOUSE - The Field House Skeynes Park Lingfield Road Edenbridge TN8 5HN**
Fenestrations to main house. 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>

- 6.5 **25/03307/CONVAR - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**

Variation of condition 4 of 22/02411/LBCALT to No internal development shall commence until details of the mezzanine floor, including materials, finishes and details of the staircases shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in accordance with the approved details.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6363NBKKBR00>

- 6.6 **25/03144/HOUSE - 9 Greenfield Edenbridge TN8 5BY**

Single-storey rear and side extension with rooflights. Associated landscaping.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T570TG BKK0400>

- 6.7 **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.

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

The applicant has provided updated plans.

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

- 6.8 **25/03359/CONVAR - Freeways Stick Hill Edenbridge TN8 5NL**

Variation of condition 2 (Approved drawings), 3 (Materials), 6 (Demolition of outbuildings) 23/02545/FUL to Demolition of existing outbuildings, subdivision of site and erection of single storey one bedroom dwelling including provision of subterranean basement, associated landscaping, parking and amenity space with amendment to relocate dwelling within the site, remove the basement, alter size of building and alterations to fenestration. Update condition 3 and 6 with new drawing numbers.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6G50FBKKF900>

- 6.9 **25/03381/HOUSE - Mallards Mill Hill Edenbridge TN8 5DB**

Single storey rear and side extensions. New roof and dormer windows over to create first floor with rooflights. Alterations to fenestration and new patio.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6N2CEBK11700>

7 **For Information**

- 7.1 **25/03393/W5DAY - Broomsmead Farm Roman Road Marsh Green TN8 5PN**
 Fell two oak trees (T18) (T19)
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6P6ILBKOLA00>
- 7.2 **25/03438/WTCA - Eden House Mill Hill Edenbridge TN8 5DB**
 T1 - Oak tree- to reduce crown by 15%, pruning lateral branches by up to 1 metre back to suitable growth points, leaving an average residual branch length of 5 metres and lift crown over hanging garage to clear roof by 1 metre Reason: To maintain crown at current size and stop any interference due to the trees' close proximity to garage and neighbouring property
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6T3RBBKKS00>
- 7.3 **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.
- The application has now been amended, and a summary of the main changes is set out below:
- Confirmation of Local Habitat Bank to be used for Biodiversity Net Gain.**
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1EKVIBKIKH00>
- 7.4 **25/03461/NMA - Playground Farmstead Drive Edenbridge TN8 6DX**
 Non-material amendment to 23/00925/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T70I33BKMN00>

8 **SDC Planning Decisions**

- 8.1 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYF5XVBKHA300>
- 8.2 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1YF8ABK11700>
- 8.3 **25/02971/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**
 Details pursuant to condition 8 (foul water drainage scheme) of 24/00313/FUL
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4A5ASBK0ZN00>

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

- 9.1 **25/02845/HOUSE - 2 Greybury Lane Marsh Green TN8 5QP**
Conversion of an existing garage/outbuilding, together with refurbishment works, to form a residential annexe to be used as accommodation ancillary to the main use of the dwelling.
- Recommendation: *Members supported this application providing that it this building remains ancillary to the main building.*
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3PWOLBKJH000>

10 **Consultations**

11 **Other Planning Business**

11.1 **Sevenoaks Town, following an in-depth project to identify local heritage assets by the Sevenoaks Society, want to encourage more entries from across the District.**

The following dates set out how they will be publicising the Local List over the next few weeks:

1 December – Release of the Local List submission form and Toolkit on their website

8 December – Article in InShape

22 January 2026 – Online information session for Town and Parish Councils

<https://www.sevenoaks.gov.uk/localist>

11.2 **Local Plan - Update**

During the consultation period, the Government announced proposed planning changes which may affect future decision-making, including:

- A potential 'default yes' for development within 800 metres (15 minutes' walk) of well-connected railway stations.
- Referral of refusals for developments of over 150 homes to central government for review.
- Strengthened powers to prevent call-ins and reduce delays.

The Town Council objects to the overall scale of development proposed for Edenbridge and to the loss of Green Belt, which it considers excessive. It recognises that some growth is necessary and does not oppose development east of Four Elms Road, provided it forms part of an integrated scheme with the permitted site and that all required infrastructure is secured, including extensive publicly accessible green space.

The Council opposes the following site allocations:

EDEN10 – Land at Crouch House Road

EDEN11 – Land at Lingfield Road

EDEN13 – Land west of Lingfield Road Recreation Ground

EDEN14 – Breezehurst Farm

EDEN15 – Land east of Mead Road

EDEN16 – Land at Swan Lane

EDEN17 – Seven Acre Farm (unauthorised additional pitches)

The Council is supportive of several of smaller-scale developments within the town, including redevelopment of the Leathermarket. These need to be appropriately designed and located. For all such sites, the Council has set out specific assurances it requires, including matters such as parking provision, enhancements to Green Belt or Conservation Area boundaries where relevant, safe access arrangements, pedestrian and cycle connectivity, and the provision or improvement of community facilities.

The Council has submitted its responses to SDC and is in the process of preparing its final responses in a format to publish on its website.

Members are asked to note, and do they have any comments?

12 **Press Release**

13 **Date of Next Meeting 19 January 2026**