

**Minutes of the Meeting of Planning and Transport held in Doggetts Barn on 19 January 2026 at 7:30 pm**

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Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Bill Cummings, Michael Gemmell Smith, Alan Layland, Angela Read (*Vice-Chairwoman*), Michael Stockdale, Jeff Streets, Bob Todd  
In attendance: The Town Clerk, the Planning Officer, thirty one members of the public and no members of the press.  
*The meeting opened at 19.30.*

**1 To Receive Apologies for Absence**

Apologies were received and accepted from Cllrs M McArthur, S McGregor and V Parker.

**2 Declaration of Interests or Predetermination, including interests not already registered**

None.

**3 Public Questions and Statements**

*The meeting was closed at 19.33.*

Seven members of the public spoke on Agenda item 6.5 Land South of Yew Tree Farm Troy Lane TN8 6QL.

The first speaker said that the site had previously received permission solely for a stable block which was time-limited to three years from 2 November 2022. The stables were never built. They said this is not a minor amendment; it is a material change of use that completely undermines the basis of the original consent and represents a clear and unjustified intensification of development in open countryside. The site suffers from a lack of essential infrastructure, the drainage report on application does not assess the cumulative impact on nearby properties, and on top of two other recently approved developments, it increases the flood risk to properties North of the site. The proposed foul water and surface water would drain into a pond used by livestock and close to the railway. A separate application, approved on 6 November 2024, required manure to be removed from the site due to contamination risks to watercourses.

The environmental and heritage impacts have not been properly addressed. This is a greenfield site with known wildlife, including bats and owls in neighbouring properties, and a pond supporting breeding amphibians.

The scale and nature of the proposal would more than double the number of residents on Troy Lane and would be located adjacent to a Grade II listed building though the NPPF Policy for Traveller Sites requires developments to promote peaceful and integrated coexistence with the settled community. The proposal is contrary to local planning policy. It does not form part of the Council's Traveller and Gypsy site allocation.

There is a Highways safety risk. Troy Lane and the Hilders Lane junction already suffer from surface water flooding and with no pavements any increased traffic would increase the likelihood of serious accidents.

A second speaker also spoke about the junction with Hilders Lane, saying it is already dangerous and that increased traffic would increase the likelihood of a serious accident. The site is in the Greenbelt area, the application is an inappropriate change of use, there is inadequate infrastructure, it will cause environmental harm, flood risk and Highways danger.

The third speaker also spoke about the dangerous junction with Hilders Lane. saying Troy Lane is a no through lane with four houses accommodating around eight people. it has no pavement and no street lights. The speaker repeated concerns over the flood risk, inappropriate development in the Greenbelt, and waste water.

A fifth speaker mention the lapsed planning permission for stables that were never built, and said that the three mobile homes would more than double the residents of Troy Lane. They also said that it was inappropriate development in the greenbelt, and the wildlife

survey was insufficient and did not describe the rare wildlife in the surrounding fields; bats, owls, and pondlife.

The sixth speaker agreed with all of the above and said they had raised this with Tom Tobin who in turn wrote to Peter Rose, KCC Cabinet Member for Highways and Transport asking him to look at this application and the site. It is not in close proximity to a town. Although there is a bus stop (as noted by Emma Collins, Principal Planning Officer at SDC) no buses stop there.

The final speaker agreed with all other comments and added that as the site was not sufficient for two horses it could therefore not be sufficient for a family of six.

*The meeting was opened at 19.45.*

The Chairman stated that item 6.5 of the agenda would be brought forward to consider first.

**4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 15 December 2025 (pages 2023-120/1-4).**

**5 Matters Arising Not Covered Elsewhere**

None.

**6 Planning Applications to Be Considered**

**6.1 25/03456/CONVAR - Four Oaks Swan Lane TN8 6BA**

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

**6.2 25/03056/CONVAR - Doggettes Cottage 1 Lingfield Road TN8 5DR**

**Recommendation:** *Members supported this application but maintained their concern that the buildings may overlook existing properties.*

**6.3 25/03420/HOUSE - 2 Skinners Lane TN8 6LW**

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

**6.4 25/03433/HOUSE - One Oak Little Browns Lane TN8 6LJ**

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

**6.5 25/02693/FUL - Land South Of Yew Tree Farm Troy Lane TN8 6QL**

**Recommendation:** *Members strongly objected to this application and commented:*

- The proposal represents inappropriate development within the Greenbelt. The approved (expired) 22/01860/FUL has not been built, and the site remains green belt, within the Low Weald National Character Area and Sevenoaks Low Weald Landscape Character Area. It is not brownfield.
- The proposal to effectively double the number of residents in Troy Lane needs to be considered alongside the cumulative impact of other significant developments in the immediate vicinity (23/02261/HYB and 23/00505/FUL).
- The site is next to a Grade 2 Listed Farmhouse, and built on part of the original farm site. A Heritage Statement has not been provided. Historical England should be asked to comment.
- There is no attempt to reflect the pattern of development in the area or existing built character through its siting, design, scale, massing, materials, or accompanying hard landscaping.
- The Accessibility of the site is poor, making it an unsustainable development with limited access to services. It is 3 km from the town-centre, the final kilometre of

which unavoidably passes along roads without pavements. There is a bus stop on Hilders Lane - but abandoned as no buses use that route. Troy Lane and Hilders Lane are narrow roads, national speed limit, no pavements (so unsuited to bicycle and pedestrian transport), and already struggle with traffic volume and junctions and bends.

- Two parking spaces per plot is insufficient parking in such a remote location.
- Kent Highways have not visited the site.
- The package sewage treatment plants proposed do not seem appropriate, especially given their proximity to the top of the Uckfield railway cutting.
- Network Rail had not been asked to comment.

Committee Members asked that the Town Council contact Historical England and Network Rail with their specific concerns, and ask that they respond to the consultation.

## **7 For Information**

### **7.1 25/03402/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Noted.

### **7.2 25/03473/LDCPR - 41 Church Street TN8 5BQ**

Noted.

### **7.3 25/03551/WTPO - Land South Of 10 Hunters Way TN8 6GB**

Noted.

### **7.4 25/03498/DETAIL - Site Of 4 Ridge Way TN8 6AR**

Noted.

### **7.5 25/03565/NMA - Hilders Farm Hilders Lane TN8 6LE**

Noted.

### **7.6 26/00030/WTCA - Mill Hill House Mill Hill TN8 5DB**

Noted.

### **7.7 25/02846/HOUSE - Roughwood Pit Lane TN8 6BD**

Noted.

### **7.8 25/03533/DETAIL - Wilding Farm Spode Lane TN8 7HG**

Noted.

## **8 SDC Planning Decisions**

### **8.1 25/02378/FUL - Land Rear Of 130 - 132 High Street TN8 5AY**

Noted.

### **8.2 25/02484/HOUSE - Leydens Farm Lydens Lane Hever TN8 7EP**

Noted.

### **8.3 25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road TN8 5HN**

Noted.

- 8.4**                    **25/02552/HOUSE - The Orangery Spode Lane Cowden TN8 7HG**  
Noted.
- 8.5**                    **25/02430/HOUSE - 68 Ridge Way TN8 6AP**  
Noted.
- 8.6**                    **25/03192/LDCPR - 4 Brownings TN8 6JF**  
Noted.
- 8.7**                    **25/03144/HOUSE - 9 Greenfield Edenbridge Kent TN8 5BY**  
Noted.
- 8.8**                    **25/03065/HOUSE - Russetts Swan Lane TN8 6AL**  
Noted.
- 8.9**                    **25/02846/HOUSE - Roughwood Pit Lane TN8 6BD**  
Noted.
- 8.10**                 **25/01746/HOUSE - The Field House Skeynes Park Lingfield Road TN8 5HN**  
Noted.
- 9**                      **Planning Applications Considered Outside of A Meeting**
- 9.1**                    **25/03400/HOUSE - Woolston Cottage Crouch House Road TN8 5EE**  
Members noted a correction; that the building was *adjacent to* a Listed Building, not a listed building itself and  
**Ratified:**            *Members ratified the comments made.*
- 9.2**                    **25/03416/MMA - Town Station Coal Yard Station Approach TN8 5LP**  
**Ratified:**            *Members ratified the comments made.*
- 9.3**                    **25/03434/HOUSE - 25 Coomb Field TN8 5HZ**  
**Ratified:**            *Members ratified the comments made.*
- 10**                     **Consultations**
- 10.1**                 **London Gatwick's Route 4 Airspace Change Consultation**  
Noted.
- 11**                     **Other Planning Business**
- 11.1**                 **Sevenoaks District Council Towns and Parishes Local List**  
Members appointed a Working Group to collate and submit the Town Council's recommendations to the Towns and Parishes Local List.
- 12**                     **Press Release**  
None.

**13**

**Date of Next Meeting 9th February 2026**

*The meeting ended at 20.20.*