

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 19 January 2026 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
14 January 2026

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 15 December 2025 (pages 2023-120/1-4).**

 Planning and Transport | 15 December 2025 v.1 - Minutes (Pages 2023-120/1-4)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

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

Variation of condition 2 & condition 3 of 24/02705/FUL for 'Demolition of existing dwelling and garage, construction of a replacement two and a half storey dwelling with integral garage and carport, rooflights and associated hard and soft landscaping' with an amendment comprising alterations to design and materials.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T70I09BKKMC00>

6.2 **25/03056/CONVAR - Doggettes Cottage 1 Lingfield Road 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 demolition 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.

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

The applicant has amended the site plan and provided a 'swept path analysis' plan. The two plans show that a vehicle turntable will be provided.

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

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

Proposed single storey side and rear extension, demolition of existing outbuilding.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6R93YBKKJA00>

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

Demolition of a derelict garage to be replaced by a new garage with solar panels on roof, demolition of two sheds, new retaining wall to existing ramp apron, with associated external works.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6T3NJBKKKI00>

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

Change of use to a travellers caravan site consisting of 3 no. pitches each containing 1 no. mobile home 1 no. touring caravan. Creation of hardstanding including car parking. New fences and gates.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2ZJQKBK0L000>

7 **For Information**

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

Details pursuant to condition 11(cycle storage) of 22/02410/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6PE21BKKI500>

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

Hip to gable loft conversion with 3 rooflights to front and new dormer to rear.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T72DG4BKKNW00>

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

T077 1552 Pedunculate oak to prune crown back from the adjacent garage to maintain a minimum clearance of 2 m. T076 1551 Pedunculate oak to prune crown back from the adjacent garage to maintain a minimum clearance of 2 m.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7J128BKKUG00>

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

Details pursuant to condition 7 (Verification Report, pertaining to the surface water drainage system) of 23/01686/FUL

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7BM0ABKKQA00>

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

Non-material amendment to 25/00589/CONVAR.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7OKPZBKKV600>

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

T1 -Silver Leaf Maple tree- to section fell. T2 False Acacia tree to reduce crown by 30%,

pruning all branches by 0.6m leaving a residual branch length of 2 metres.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8I7IKBKL1L00>

- 7.7 **25/02846/HOUSE - Roughwood Pit Lane 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>

- 7.8 **25/03533/DETAIL - Wilding Farm Spode Lane TN8 7HG**
Details pursuant to condition 3 (biodiversity gain plan) of 25/01498/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7H6F5BKKT600>

8 **SDC Planning Decisions**

- 8.1 **25/02378/FUL - Land Rear Of 130 - 132 High Street TN8 5AY**
Demolition of existing buildings, erection of 5 dwellings. Cycle and bin stores. Associated parking with hard and soft landscaping.

Status: Granted

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

- 8.2 **25/02484/HOUSE - Leydens Farm Lydens Lane Hever TN8 7EP**
Formation of ancillary building in residential curtilage.

Status: Refused

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

- 8.3 **25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road TN8 5HN**
Demolition of existing buildings and erection of 6x dwellings, associated parking, access, and landscaping.

Status: Granted

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

- 8.4 **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.

Status: Granted

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

- 8.5 **25/02430/HOUSE - 68 Ridge Way 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.

Status: Granted

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

- 8.6 **25/03192/LDCPR - 4 Brownings TN8 6JF**
Garage conversion with alterations to fenestration.

Status: Granted

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

- 8.7 **25/03144/HOUSE - 9 Greenfield Edenbridge Kent TN8 5BY**
Single-storey rear and side extension with rooflights. Associated landscaping.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T570TGBKK0400>

- 8.8 **25/03065/HOUSE - Russetts Swan Lane 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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4UQ3KBJWI00>

- 8.9 **25/02846/HOUSE - Roughwood Pit Lane 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.

Status: Granted

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

- 8.10 **25/01746/HOUSE - The Field House Skeynes Park Lingfield Road 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.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYBGORBKH7Y00>

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

- 9.1 **25/03400/HOUSE - Woolston Cottage Crouch House Road TN8 5EE**
Replace single storey side/rear conservatory with a flat roof extension with one roof lantern and one flat roof light. Convert garage to habitable space with rooflights, internal alterations. Alterations to front gates and driveway access. Proposed obscured round window on the 1st floor to the rear of the property. Proposed ancillary outbuilding to the rear to replace existing outbuilding/shed.

Recommendation: *Members supported this application subject to:*

- *The support of the Heritage officer (being a Listed Building and in the Conservation Area).*
- *As it is very close to the back aspect of houses in Lingfield Road, Members ask that is not to be overbearing to those houses.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6PE1EBKK100>

9.2 **25/03416/MMA - Town Station Coal Yard Station Approach TN8 5LP**

Amendment to 22/02410/FUL to 'Demolition of all existing buildings with the exception of the listed former goods building and the redevelopment of the site through the provision of 588sqm of Class E floorspace, 19 houses, 19 flats, car and cycle parking, new internal access road and amenity space and new pedestrian links to Greenfields and Grange Close, together with the refurbishment of the former listed goods building for Class E use' with amendments to elevations, external materials, landscaping, rainwater goods and associated works.

Recommendation: *Members supported this application subject to the Conservation Officer's approval.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6R926BKKJ200>

9.3 **25/03434/HOUSE - 25 Coomb Field TN8 5HZ**

Garage conversion into Utility room.

Recommendation: *Members supported this application.*


<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6T3P2BKKKK00>


10 **Consultations**

10.1 **London Gatwick's Route 4 Airspace Change Consultation**

London Gatwick is progressing an airspace change proposal (ACP) to reintroduce satellite-based navigation procedures on one of our aircraft departure routes – known as Route 4.

This proposal is essential because the ground-based navigation is gradually being phased out as part of a government programme to modernise UK airspace. All of London Gatwick's other arrival and Main Runway departure routes have successfully adopted the new navigation procedures, leaving Route 4 as the only one needing updating.


 Annex 1: London Gatwick Route 4 Notification - Edenbridge Town Council.pdf

 Annex 2: 21294_Gatwick_Route 4_Newsletter 4pp_AW_Digital HR.pdf

11 **Other Planning Business**

11.1 **Sevenoaks District Council Towns and Parishes Local List**

Members to form a working group to submit the Town Council's recommendations on the SDC Towns and Parishes Local List.

 Confidential Annex 3 (omitted from public documents):

12 **Press Release**

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