

**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 9 February 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  
4 February 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 19 January 2026 (pages 2023-122/1-5).**

 Planning and Transport | 19 January 2026 v.1 - Minutes (Pages 2023-122/1-5)

## 5 **Matters Arising Not Covered Elsewhere**

## 6 **Planning Applications to Be Considered**

### 6.1 **25/03545/FUL - Skeynes Farm Lingfield Road Edenbridge Kent TN8 5HW**

Conversion of a barn to provide a single residential dwelling, with associated vehicular access, parking and landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T7J0TMBKKU200&activeTab=summary>

### 6.2 **26/00126/MMA - 68 Ridge Way Edenbridge Kent TN8 6AP**

Amendment to 25/02430/HOUSE to add side frosted window to the first floor.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T94FF6BKL8V00&activeTab=summary>

### 6.3 **25/03407/HOUSE - 10 Lingfield Road Edenbridge Kent TN8 5DR**

Removal of existing boundary fencing. Single storey side extension with rooflights and alterations to fenestration.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T6PE4NBKKIF00&activeTab=summary>

### 6.4 **25/02760/HOUSE - 86 Church Street Edenbridge Kent TN8 5BQ**

Demolition of existing conservatory to be replaced with a new conservatory.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T3CXYYBKJBO00&activeTab=summary>

- 6.5 **25/03605/FUL - Land Rear Of The Oast Barn Hilders Lane Edenbridge Kent TN8 6LE**  
Demolition of existing outbuilding and erection of detached single storey dwelling with associated hardstanding and parking.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T81JBMBKKY800&activeTab=summary>
- 6.6 **25/03329/HOUSE 1 Cornwallis Gardens Marsh Green Road Marsh Green Edenbridge Kent TN8 5QE**  
Formation of a dropped kerb to provide vehicular access.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6C2CFBK0L000>
- 7 **For Information**
- 7.1 **26/00199/WTCA - Wicken Cottage Mill Hill Edenbridge Kent TN8 5DB**  
Tulip tree - reduce height by 30% and removal of any dead branches.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T9KJRVBK0L000&activeTab=summary>
- 7.2 **26/00001/DETAIL - Wilding Farm Spode Lane Cowden Kent TN8 7HG**  
Details pursuant to condition 4 (simple management plan) of 25/01498/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T86OZ5BK0UL00>
- 8 **SDC Planning Decisions**
- 8.1 **25/03359/CONVAR - Freeways Stick Hill Edenbridge Kent 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.  
  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T6G50FBKKF900&activeTab=summary>
- 8.2 **25/03307/CONVAR - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge Kent 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.  
  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T6363NBKKB00&activeTab=summary>
- 8.3 **25/03381/HOUSE - Mallards Mill Hill Edenbridge Kent 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.  
  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6N2CEBK11700>

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

## 10 **Consultations**

### 10.1 **Tandridge District Council Local Plan**

Have your say on the Tandridge District Local Plan 2024-2044

Tandridge District Council are preparing a new Local Plan to guide how the district grows and changes up to 2044. The Local Plan will set the big picture for homes, jobs, services, transport and green spaces.

To take part, use the link below, or paper copies are available from the Council offices in Oxted.

<https://www.tandridge.gov.uk/Your-council/News-and-consultation/Consultations/Local-Plan-consultation>

### 10.2 **The 2026 NPPF Consultation. A Revised Draft of the National Planning Policy Framework (NPPF)**

The new National Planning Policy Framework (NPPF) is a major proposed overhaul of national planning policy in England.

Members to consider a response to the NPPF.

[Annex 1: Summary of the new NPPF.pdf](#)

## 11 **Other Planning Business**

### 11.1 **To provide an update on the Local Sevenoaks Local List and nominations for Edenbridge**

SDC provided a presentation on the Local List, attended by the Town Clerk, the Planning & Admin Officer and Cllrs Baker and Stockdale. A summary of the meeting with information on non-designated heritage assets is attached. The Working Group met on 28th January to discuss the value of the Local List for Edenbridge, nominations to initially focus on buildings and landscapes in Edenbridge that would benefit being part of the Local List. This would be an ongoing project, and one the Council could work in partnership with other local groups.

The proposed next stages would be to:

- Contact other organisations with knowledge of local non-heritage assets
- Set a date for a Working Group meeting with interested parties
- Establish a forward plan for nominating assets for the Local List

**Do members have any questions?**

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

## 12 **Press Release**

## 13 **Date of Next Meeting 2nd March 2026**

## **Summary of the new NPPF, why it matters, and whether to respond**

### **What is the new NPPF?**

The new National Planning Policy Framework (NPPF) is a major proposed overhaul of national planning policy in England. It is intended to **speed up and simplify planning**, provide greater certainty for decision-making, and support the delivery of housing and infrastructure through a stronger **plan-led system**.

Key features include:

- A **restructured and re-numbered framework**, organised by policy themes rather than the current paragraph-based format.
- A stronger, more **directive and rule-based approach** to planning decisions.
- A **permanent presumption in favour of sustainable development**, particularly for suitably located land outside the Green Belt.
- Increased emphasis on **higher-density development**, intensification within settlements, and development near public transport, especially railway stations.
- A new **national decision-making policy (Policy S6)** that gives **greater weight to neighbourhood plans**, explicitly stating that development should normally be refused where it conflicts with a made neighbourhood plan.
- Greater flexibility for neighbourhood plans, including the ability to propose **detailed amendments to Green Belt boundaries**.
- New requirements for neighbourhood plans to be published in a **searchable digital format**.
- Continued protection of key environmental and heritage assets (footnote 7 assets), despite changes to the definition of Green Belt.

The consultation runs until **10 March 2026**, with the revised NPPF expected to take effect shortly afterwards.

### **Why does it matter?**

The proposed changes represent a **“reset” of national planning policy** and will directly affect:

- How local planning authorities determine planning applications.
- How neighbourhood plans influence decisions.
- Where development is considered acceptable, including near transport hubs and, in some cases, within the Green Belt.
- The balance between housing delivery and local control.

While the NPPF retains much of the existing wording, subtle changes could have significant practical effects, particularly when tested through appeals and decision-making.

### **Should we respond to the consultation?**

Yes - it is **strongly advisable** for councils to respond.

Reasons to respond include:

- The changes will directly affect local decision-making and community influence.

- The enhanced role of neighbourhood plans makes it important to ensure they are properly protected and clearly defined.
- Proposals affecting Green Belt land, settlement boundaries, and development near transport hubs may have local impacts.
- Early engagement allows councils to shape national policy rather than simply react once it is adopted.

Responding helps ensure local concerns, priorities, and experiences are reflected before the framework is finalised.

**Draft press release for after the Planning Committee  
Local Council encourages residents to engage with new National Planning Policy consultation**

A major public consultation has been launched on proposed changes to the National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and guides how planning decisions are made.

The revised NPPF represents a significant update, aiming to speed up the planning system, increase housing delivery, and provide clearer and more consistent planning rules. Key proposals include a stronger emphasis on development near transport links, higher-density development within settlements, and a permanent presumption in favour of sustainable development.

Importantly, the draft framework also proposes to give greater weight to neighbourhood plans, strengthening their role in planning decisions and confirming that development which conflicts with a made neighbourhood plan should normally be refused.

The consultation also includes proposals affecting Green Belt policy, digital requirements for neighbourhood plans, and the types of development considered acceptable both within and outside settlements.

[Council name] is reviewing the proposals and encourages residents, community groups, and local organisations to take an interest, as the changes could influence future development in the area.

The public consultation is open until **10 March 2026**, after which the Government is expected to finalise and adopt the new framework. Further information on how to respond to the consultation can be found on the Government's website.