

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 2 March 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
25 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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Annex 1 ufm2_Consultee_Initial_Notification.pdf
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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 23 February 2026 (pages 2023-126/1-4).**

 Planning and Transport | 23 February 2026 v.1 - Minutes (Pages 2023-126/1-4)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/03339/OUT - Land South Of Skinners Lane Edenbridge Kent**

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.

Additional information and drawings provided

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

6.2 **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.

Additional drawings provided

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T81JBMBKKY800&activeTab=summary>

6.3 **25/03353/FUL - Chiswell Farm Shernden Lane Marsh Green Edenbridge Kent TN8 5PR**

Conversion of 2 no. existing agricultural buildings to comprise 3 no. residential dwellings, including associated car parking, two new vehicular access for plots 1 and 2, associated landscaping and works.

7 **Planning Appeals**

7.1 **26/00010/RFPLN Leydens Farm Lydens Lane Hever Kent TN8 7EP Formation of ancillary building in residential curtilage.** **Appeal Received 13th February 2026 Appeal Type Refusal of Planning Permission**

Formation of ancillary building in residential curtilage.

This appeal is closed for comments.

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=TANG76BK10K00>

Annex 1: ufm2_Consultee_Initial_Notification.pdf

8 **For Information**

8.1 **25/02900/LDCPR - Croft Hall 13 High Street Edenbridge Kent TN8 5AB** Installation of microgeneration solar PV equipment under permitted development rights <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3XCLOBKJLL00>

8.2 **26/00372/PAC - Heating House Mill Hill Edenbridge Kent TN8 5DB** Prior notification for a change of use from Commercial, Business and Service (Class E) to Dwellinghouses (Class C3).

This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAEQ3JBKQLH00>

9 **SDC Planning Decisions**

10 **Planning Applications Considered Outside of A Meeting** None.

11 **Consultations**

12 **Other Planning Business**

12.1 **Eccles Lodge - change of use to day nursery under permitted development rights** Members are asked to view the attached resident's email (confidential), raising questions over Eccles Lodge becoming a children's day nursery.

In 2008, planning application 08/02965/FUL change of use from office (b1) to day nursery (D1) was refused on the grounds of:

1. The traffic associated with the development would create unacceptable traffic conditions on the local road network and would interfere with the free flow of traffic and safety of the users of the highway. Conflicts with policy EN1 of the Sevenoaks

District Local Plan.


2. The proposal does not provide for adequate vehicular and pedestrian access to the site to the detriment of road safety.

A resident has raised that work has started to convert this building into a day nursery. They have contacted SDC enforcement who responded:

"...we have investigated whether planning permission is required. Both the previous use as offices and its new use of a day nursery fall with use class E. The use class order changed in 2020 and both these uses now fall within the same class where previously they didn't, hence the planning application in 2008. Permitted development rights mean that you can change use within the same class without planning permission".

The resident has asked that this be brought to members attention, noting that there has not been the opportunity for any resident(s) to make a representation on any material considerations, for example, noise levels, parking, traffic, previous planning decision. The resident feels they have been denied the right to comment.

Do members have any comments?

 Confidential Annex 2 (omitted from public documents):

12.2


Street naming and numbering - The King and Queen, 81 High Street

Extension and partial conversion of pub to create 2 new dwellings. The pub to continue in use in the remainder of the building. SDC has confirmed the new addresses:

Unit 1: The Creamery

Unit 2: The Boosey

Bull Yard, High Street Edenbridge Kent TN8 5AU.

 Annex 3: ufm9_Notify_Parish.pdf

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Press Release

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Date of Next Meeting - Monday 23 March



Parish Council

Tel: 01732 227000 Option 3
Ask for: Abbey Aslett
My ref: 26/00010/RFPLN
Date: 25th February 2026

Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A Householder Application

Dear Sir/Madam,

Appeal by:	Leydens Farm Ltd		
Site:	Leydens Farm Lydens Lane Hever Kent TN8 7EP		
Nature:	Formation of ancillary building in residential curtilage.		
SDC Ref:	26/00010/RFPLN	Planning Inspectorate Ref:	6005088
Start Date:	18th February 2026		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

You can view progress of this appeal online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> and search for Planning Inspectorate reference: 6005088.

You will be able to view the Appeal Documents and Decision on our website [here](#).

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

Yours faithfully,

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Aaron Hill
South Team Manager



Edenbridge Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 26/00008/NEWDEV
Date: 24th February 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: The King And Queen 81 High Street Edenbridge Kent TN8 5AU

Extension and partial conversion of pub to create 2 new dwellings. The pub to continue in use in the remainder of the building.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Site: The King And Queen 81 High Street Edenbridge Kent TN8 5AU

Plot	New Address
Unit 1, The King And Queen, 81	The Creamery Bull Yard High Street Edenbridge Kent TN8 5AU
Unit 2, The King And Queen, 81	The Boosey Bull Yard High Street Edenbridge Kent TN8 5AU