

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 23 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
18 March 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 2 March 2026 (pages 2023-128/1-3).**

 Planning and Transport | 02 March 2026 v.1 - Minutes (Pages 2023-128/1-3)

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.

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

Amended parameter plans and Land use parameter plan (51778-XX-P1-03_v1) and agent response letter.

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

6.2 **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>

6.3 **25/02845/HOUSE - 2 Greybury Lane Marsh Green Kent 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.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3PWOLBKJH000>

6.4 **25/01622/OUT - Roger Platts Garden Design And Nurseries Leydens Nursery Hartfield Road Edenbridge Kent TN8 5NH**

Outline application for 9 serviced plots for Self Build and Custom Build Housing with appearance, landscaping, layout and scale reserved.

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

Additional information on ecology and flood risk matters provided.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXP8R7BKH0300>

6.5 **26/00390/LDCEX - Ockhams Shernden Lane Marsh Green Edenbridge Kent TN8 5PS**

Lawful development certificate in relation to the use of the former farm buildings as 5 separate dwelling houses.

The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAKA01BKLRK00>

6.6 **26/00306/FUL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Conversion of existing building to 4no. residential dwellings. Demolition of foyer and reception area to be replaced with new front extension. Removal of fire escapes. Removal of access ramps and stairs at front of property. Air Source Heat Pumps. New shed, cycle and bin stores. fencing and railings. Internal alterations. Alteration to fenestration. Creation of parking bays

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TA1RM9BKLLM00>

6.7 **26/00307/LBCALT - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Conversion of existing building to 4no. residential dwellings with internal changes. Demolition of foyer and reception area to be replaced with new front extension. Removal of fire escapes. Removal of internal lift within unit 3. Removal of panel concealing bottom half of doors of unit 3. Reinstating of fireplace. Alteration to fenestration. Relocation of panelled door. Floor level reduced within open porch of unit 4.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TA1RMBKLLN00>

6.8 **26/00308/HOUSE - 5 Ridge Way Edenbridge Kent TN8 6AU**

First Floor Dormer Extension & Raising the Existing Side Dormer Ridge. Rooflight and alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TA1RN0BKLLQ00>

6.9 **26/00369/HOUSE - 7 Fairfield Close Edenbridge Kent TN8 5FJ**

Demolish current single storey rear extension and replace with a larger single storey rear extension with rooflights.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=TAEQ1ZBKLB00>

- 6.10 **26/00408/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge Kent TN8 5PS**
 Lawful development certificate in relation to the residential garden, and retention of stable building in breach of Condition 7 of SE/99/02281.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAM4SPBKLSV00>
- 6.11 **26/00423/HOUSE - The Field House Skeynes Park Lingfield Road Edenbridge Kent TN8 5HN**
 Alterations to fenestrations on first floor and groundfloor. Internal alterations to groundfloor. Studio building extended to the rear to house plant areas for a proposed swimming pool and new ground level solar panel array. New pool side gazebo. Addition of new electric gates.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TANZG5BKLU200>
- 6.12 **25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG**
 New garden shed.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7H6FUBKKT800>

7 **For Information**

- 7.1 **26/00445/DETAIL - Meadlands Mead Road Edenbridge Kent TN8 5DD**
 Details pursuant to condition 2 (external materials) of 23/00240/HOUSE
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=TAWPDYBK0LO00&activeTab=summary>

8 **SDC Planning Decisions**

- 8.1 **25/02760/HOUSE - 86 Church Street Edenbridge Kent TN8 5BQ**
 Demolition of existing conservatory to be replaced with a new conservatory.

Status: Granted
- 8.2 **26/00126/MMA - 68 Ridge Way Edenbridge Kent TN8 6AP**
 Amendment to 25/02430/HOUSE to add side frosted window to the first floor.

Status: Granted
- 8.3 **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.

Status: Granted

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

- 9.1 **26/00192/HOUSE - Wheel Cottage Mill Hill Edenbridge Kent TN8 5DB**
 Converting the existing garage into a habitable annexe ancillary to the main dwelling-house. Alteration to fenestration.

Recommendation: *Members supported this application but commented that as the site is so close to the original main dwelling it would need to remain ancillary to the main building and not become a separate dwelling.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T9J8PTBKLDQ00&activeTab=summary>

10 **Consultations**

11 **Other Planning Business**

12 **Press Release**

13 **Date of Next Meeting 20th April 2026**