

**To Councillors:** J Aldridge (*Chairman*), A Baker, 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 18 May 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  
13 May 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

---

## Agenda

<b>1</b>	<b>To Receive Apologies for Absence</b>	<b>3</b>
<b>2</b>	<b>Declaration of Interests or Predetermination, including interests not already registered</b>	<b>3</b>
<b>3</b>	<b>Public Questions and Statements</b>	<b>3</b>
<b>4</b>	<b>To receive, approve and sign the Minutes of the Planning and Transport Meeting 20th April 2026 (p2023-135/-1-8).</b>	<b>3</b>
<b>5</b>	<b>Matters Arising Not Covered Elsewhere</b>	<b>3</b>
<b>6</b>	<b>Planning Applications to Be Considered</b>	<b>3</b>
6.1	26/00659/FUL - Leydens Farm Lydens Lane Hever Kent TN8 7EP	3
6.2	26/00776/HOUSE - 26 Greshams Way Edenbridge Kent TN8 5NY	3
6.3	26/00883/HOUSE - Ashcombe Hilders Lane Edenbridge Kent TN8 6LD	3
6.4	25/01622/OUT - Roger Platts Garden Design And Nurseries Leydens Nursery Hartfield Road Edenbridge Kent TN8 5NH	4
6.5	26/00898/MMA - Mallards Mill Hill Edenbridge Kent TN8 5DB	4
6.6	25/03416/MMA - Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP	4
6.7	26/00863/HOUSE - Christmas Place Shernden Lane Marsh Green Edenbridge Kent TN8 5PR	4
6.8	26/00849/HOUSE - Wheatsheaf Barn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL	4
6.9	26/00981/VAR106 - Land At Station Road Edenbridge Kent	4
<b>7</b>	<b>For Information</b>	<b>4</b>
7.1	26/00999/WTPO - Blossoms Mead Road Edenbridge Kent TN8 5DD	4
7.2	26/01063/PAH - Broadlands Honeygot Lane Edenbridge Kent TN8 6QJ	4
<b>8</b>	<b>SDC Planning Decisions</b>	<b>5</b>
8.1	26/00192/HOUSE - Wheel Cottage Mill Hill Edenbridge Kent TN8 5DB	5
8.2	25/03545/FUL - Skeynes Farm Lingfield Road Edenbridge Kent TN8 5HW	5

8.3	26/00308/HOUSE - 5 Ridge Way Edenbridge Kent TN8 6AU	5
8.4	26/00369/HOUSE - 7 Fairfield Close Edenbridge Kent TN8 5FJ	5
8.5	26/00423/HOUSE - The Field House Skeynes Park Lingfield Road Edenbridge Kent TN8 5HN	5
8.6	26/00408/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge Kent TN8 5PS	5
8.7	26/01116/WTPO - Manor House Sub Station Crouch House Road Edenbridge TN8 5EH	6
<b>9</b>	<b>Planning Applications Considered Outside of A Meeting</b>	<b>6</b>
<b>10</b>	<b>Consultations</b>	<b>6</b>
<b>11</b>	<b>Other Planning Business</b>	<b>6</b>
<b>12</b>	<b>Press Release</b>	<b>6</b>
<b>13</b>	<b>Date of Next Meeting 8th June 2026</b>	<b>6</b>

# 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 20th April 2026 (p2023-135/-1-8).**

 Planning and Transport | 20 April 2026 v.1 - Minutes (Pages 2023-135/1-4)

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

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

### 6.1 **26/00659/FUL - Leydens Farm Lydens Lane Hever Kent TN8 7EP**

Part conversion of outbuilding to residential flat with new dormer windows, window and balcony.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TBQVH8BKM8Q00>


### 6.2 **26/00776/HOUSE - 26 Greshams Way Edenbridge Kent TN8 5NY**

Proposed single storey rear extension with a flat and pitched roof and rooflights. Proposed loft conversion with a flat roof dormer to the rear and three roof lights on the front roof plane.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCEY6FBKMHE00>

### 6.3 **26/00883/HOUSE - Ashcombe Hilders Lane Edenbridge Kent TN8 6LD**

Demolition of existing pergola. Conversion of existing integral garage to provide utility room and playroom including replacing garage door with two windows and front. Erection of outbuilding to provide car port & garage/gym including additional hardstanding and existing driveway extended. Erection of single storey side extension with rooflights to kitchen/dining room.

 <https://pa.sevenoaks.gov.uk/online->

- 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.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXP8R7BKH0300>
- 6.5 **26/00898/MMA - Mallards Mill Hill Edenbridge Kent TN8 5DB**  
Amendment to 25/03381/HOUSE to reduce the length of the building.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD4OJMBK12100>
- 6.6 **25/03416/MMA - Town Station Coal Yard Station Approach Edenbridge Kent 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.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T6R926BKKJ200>
- 6.7 **26/00863/HOUSE - Christmas Place Sherden Lane Marsh Green Edenbridge Kent TN8 5PR**  
Erection of a pool building with sky lanterns, solar panels and a green roof and two new greenhouses.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCRU4FBKMND00>
- 6.8 **26/00849/HOUSE - Wheatsheaf Barn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL**  
Single Storey Rear and Side Extension with rooflights. Alteration to fenestration.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCPZII8KMMI00>
- 6.9 **26/00981/VAR106 - Land At Station Road Edenbridge Kent**  
Variation of a 106 agreement 00/00721/FUL.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDJEMOBK0LO00>

## 7 **For Information**

- 7.1 **26/00999/WTPO - Blossoms Mead Road Edenbridge Kent TN8 5DD**  
T 1 Golden Cypressus - We would like to reduce the tree by at least 30% or fell to reduce risk of damage to neighbours property.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDLGK9BKMWO00>
- 7.2 **26/01063/PAH - Broadlands Honeypot Lane Edenbridge Kent TN8 6QJ**  
Prior notification of one additional storey immediately above the topmost storey of the dwelling house, together with engineering. The height of the proposed additional storey is

3.5m.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDYFCZBKN1B00>

8

## **SDC Planning Decisions**

8.1

### **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.

**Status: Granted**

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

8.2

### **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.

**Status: Refused**

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

8.3

### **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.

**Status: Granted**

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

8.4

### **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.

**Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAEQ1ZBKLBQ00>

8.5

### **26/00423/HOUSE - The Field House Skeynes Park Lingfield Road Edenbridge Kent TN8 5HN**

Alterations to fenestration of the house. 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.

**Status: Granted**

**Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TANZG5BKLU200>

8.6

### **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.

**Status: Granted**

**Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAM4SPBKLSV00>

8.7

**26/01116/WTPO - Manor House Sub Station Crouch House Road Edenbridge TN8 5EH**

Maple tree - pollard as per historic pollards.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TEAQONBK0L000>

9

**Planning Applications Considered Outside of A Meeting**

10

**Consultations**

11

**Other Planning Business**

12

**Press Release**

13

**Date of Next Meeting 8th June 2026**