

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 8 June 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
2 June 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 18 May 2026 (pages 2023-138/1-3).**

 Planning and Transport | 18 May 2026 v.2 - Minutes (Pages 2023-138/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/03235/FUL - Land North Of Warsop Trading Estate Hever Road Edenbridge Kent TN8 5DJ**

Erection of a 14no. bedroom, two-storey care leavers accommodation for short and long-term residents (16+ years) with solar panels, to include associated parking, office, hard and soft landscaping, horticulture garden and habitat creation area. Air Source Heat Pump. Badmington Court.

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

Planning, Design and Access Statement provided.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T5Q7IDBKK6A00>

6.2 **26/00819/HOUSE - Leydens Cottage Hartfield Road Edenbridge Kent TN8 5NH**

Demolition of existing 2 bay wooden garage and erection of a 2 bay oak-framed detached garage with rooflights ancillary to the dwelling with home office in roof void above.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCKHZ2BKMKC00>

6.3 **Town & Country Planning Act 1990 Town & County Planning (Tree Preservation) (England**

Regulations 2012) Tree Preservation Order TPO No.03 of 2026

Please see attached the Tree Preservation Order and map

7 **For Information**

- 7.1 **26/01249/DETAIL - 2 High Street Edenbridge Kent TN8 5AG**
Details pursuant to condition 4 (Demolition and Construction Environmental Management Plan) of 24/02198/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TF4HJWBK0UL00>
- 7.2 **26/01250/DETAIL - 2 High Street Edenbridge Kent TN8 5AG**
Details pursuant to condition 8 (Proposed green roof including construction method, species and maintenance regime) of 24/02198/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TF4HMOBK0UL00>
- 7.3 **26/01251/DETAIL - 2 High Street Edenbridge Kent TN8 5AG**
Details pursuant to condition 9 (secure, covered cycle parking facilities) of 24/02198/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TF4HPTBK0UL00>
- 7.4 **26/01055/DETAIL - 2 High Street Edenbridge Kent TN8 5AG**
Details pursuant to condition 3 (material of external surfaces) of 24/02198/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDYF9TBKN0V00>
- 7.5 **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.
- The application has now been amended, and a summary of the main changes is set out below:**
Label added to floor plan to provide clarification regarding brick nibs.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TA1RM9BKLLM00>
- 7.6 **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.
- This application has now been amended, and a summary of the main changes is set out below:**
Label added to floor plan to provide clarification regarding brick nibs.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TA1RMBBKLLN00>

8 **SDC Planning Decisions**

- 8.1 **25/03056/CONVAR - Doggettes Cottage 1 Lingfield Road Edenbridge Kent 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.

Status: Granted

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

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

- 9.1 **26/00865/VAR106 - Land South Of Marsh Green Road Marsh Green Edenbridge Kent**
Discharge of section 106 clause 7.1 of application number SE/01/01494/FUL with Erection of 3 stables, barn and tack room as amended by plan dated 18.02.02.

Recommendation: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCRU5ZBKMNJ00>

- 9.2 **26/00953/HOUSE - 72 Hever Road Edenbridge Kent TN8 5DJ**
Dormer extension to the rear and two rooflights to the front.

Recommendation: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDACQUBKMT000>

- 9.3 **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.

Recommendation: Members supported this application.

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

- 9.4 **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.

Recommendation: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TA1RMBBKLLN00>

10 **Consultations**

10.1 **Kent Downs National Landscape Management Plan Consultation**

The Management Plan guides long-term priorities for the Kent Downs, including:

- Nature recovery and biodiversity
- Farming and land management
- Climate resilience
- Access, recreation and tourism
- Planning and sustainable development

It is used by local authorities and partners to help shape decisions affecting the landscape.

The consultation is now live and open until Sunday 19th July 2026.

[🔗 https://letstalk.kent.gov.uk/kent-downs](https://letstalk.kent.gov.uk/kent-downs)

11 **Other Planning Business**

12 **Press Release**

13 **Date of Next Meeting 29th June 2026**