

**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 29 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  
24 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.

---

## 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 held on 8 June 2026 (pages 2023-140/1-4).</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	26/00903/HOUSE - Windmill House Mill Hill Edenbridge Kent TN8 5DA	3
6.2	25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG	3
6.3	26/00859/FUL - Sontay Ltd Four Elms Road Edenbridge Kent TN8 6AB	3
6.4	26/00470/FUL - Land West Of Kettle Cottage Hilders Lane Edenbridge Kent TN8 6LG	3
6.5	26/01306/HOUSE - 24 Bray Road Edenbridge Kent TN8 6BW	3
6.6	26/01305/FUL - The Granary Swan Lane Farm Swan Lane Edenbridge Kent TN8 6AL	4
<b>7</b>	<b>For Information</b>	<b>4</b>
<b>8</b>	<b>SDC Planning Decisions</b>	<b>4</b>
8.1	25/03416/MMA - Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP	4
8.2	26/00307/LBCALT - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB	4
8.3	26/00306/FUL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB	4
8.4	26/00776/HOUSE - 26 Greshams Way Edenbridge Kent TN8 5NY	4
<b>9</b>	<b>Planning Applications Considered Outside of A Meeting</b>	<b>4</b>
9.1	26/00849/HOUSE - Wheatsheaf Barn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL	4
9.2	25/03241/OUT - Land South Of Phillippines Close Edenbridge Kent	5
9.3	26/00904/LBCALT - Windmill House Mill Hill Edenbridge Kent TN8 5DA	5

<b>10</b>	<b>Local Plan</b>	5
<b>11</b>	<b>Consultations</b>	5
<b>12</b>	<b>Other Planning Business</b>	5
	12.1 Town and Country Planning Act 1990 - Appeal Under Section 78	5
	12.2 25/03241/OUT - Land South Of Phillippines Close Edenbridge Kent	5
<b>13</b>	<b>Press Release</b>	5
<b>14</b>	<b>Date of Next Meeting 20th July 2026</b>	5

# 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.


Members are reminded to the Code of Conduct, and Appendix B - Registering interests and non participation.

## 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 8 June 2026 (pages 2023-140/1-4).**

 Planning and Transport | 08 June 2026 v.1 - Minutes (Pages 2023-140/1-4)

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

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

### 6.1 **26/00903/HOUSE - Windmill House Mill Hill Edenbridge Kent TN8 5DA**

Conversion and extension with alterations to fenestration of existing detached garage to provide an annexe dwelling ancillary to the main dwelling


 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD4SPIBKMQD00>

### 6.2 **25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG**

New garden shed.

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

**Plan updated to better reflect the hardstanding on site (retrospective)**

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T7H6FUBKKT800>

### 6.3 **26/00859/FUL - Sontay Ltd Four Elms Road Edenbridge Kent TN8 6AB**

Construction of a new storage building for AW Champion at Fircroft Way in Edenbridge. The application includes external storage in connection with the main site and the demolition of the existing building.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCRTYPBKMN500>

### 6.4 **26/00470/FUL - Land West Of Kettle Cottage Hilders Lane Edenbridge Kent TN8 6LG**

Installation of permissive footpaths.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAZ3H2BKLWM00>

### 6.5 **26/01306/HOUSE - 24 Bray Road Edenbridge Kent TN8 6BW**

Single storey side extension with a flat roof and two flat roof lights.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFEA4FBKFT700>

6.6 **26/01305/FUL - The Granary Swan Lane Farm Swan Lane Edenbridge Kent TN8 6AL**

Use of the building as a dwelling.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFEA45BKFT500>

7 **For Information**

8 **SDC Planning Decisions**

8.1 **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.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T6R926BKKJ200>

8.2 **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.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TA1RMBBKLLO0>

8.3 **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

**Status: Granted**

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

8.4 **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.

**Status: Granted**

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

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

9.1 **26/00849/HOUSE - W heatsheaf Barn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL**

Single Storey Rear and Side Extension with rooflights. Alteration to fenestration.

**Recommendation:** *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCPZIBKMMI00>

9.2 **25/03241/OUT - Land South Of Phillippines Close Edenbridge Kent**  
Outline planning permission (all matters reserved except access) for residential development of up to 135 new homes (Use Class C3).

**Recommendation:** *Members made no comments*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T5VRQXBKK7200>

9.3 **26/00904/LBCALT - Windmill House Mill Hill Edenbridge Kent TN8 5DA**  
Conversion and extension with alterations to fenestration of existing detached garage to provide an annexe dwelling ancillary to the main dwelling

**Recommendation:** *Members made no comments as 26/00849/HOUSE Wheatsheaf Barn Marsh Green Road is being considered at this meeting.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD4SPKBKMQE00>

## 10 **Local Plan**

## 11 **Consultations**

## 12 **Other Planning Business**

12.1 **Town and Country Planning Act 1990 - Appeal Under Section 78**  
Appeal by: Robust Developments Ltd Site: Skeynes Farm Lingfield Road Edenbridge Kent TN8 5HW  
Nature: Conversion of a barn to provide a single residential dwelling, with associated vehicular access, parking and landscaping.  
SDC Ref: 26/00030/RFPLN Planning Inspectorate Ref: 6010663

Start Date: 10th June 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.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. SDC have forwarded all the representations made to them on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments you can do so using the link below and quoting the Planning Inspectorate case reference 6010663. Comments should be submitted by 15th July 2026.

You will be able to view the Appeal Documents and Decision on the SDC website below

<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=TG284PBK10K00>

12.2 **25/03241/OUT - Land South Of Phillippines Close Edenbridge Kent**  
Update on this application following the DMC Meeting on 18 June 2026 at the Sevenoaks District Council offices.

## 13 **Press Release**

## 14 **Date of Next Meeting 20th July 2026**