

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 20 July 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
15 July 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

1	To Receive Apologies for Absence	3
2	Declaration of Interests or Predetermination, including interests not already registered	3
3	Public Questions and Statements	3
4	To receive, approve and sign the minutes of the Planning and Transport Meeting held on 29 June 2026 (pages 2023-143/1-4).	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
6.1	26/01390/ADV - Paydens Pharmacy 36 High Street Edenbridge Kent TN8 5AJ	3
6.2	26/01292/LBCALT - Eden Cottage Mill Hill Edenbridge Kent TN8 5BU	3
6.3	25/03329/HOUSE - 1 Cornwallis Gardens Marsh Green Road Marsh Green Edenbridge Kent TN8 5QE	3
6.4	26/01429/HOUSE - 1 Bell View Marsh Green Road Marsh Green Edenbridge Kent TN8 5PU	3
6.5	26/01549/HOUSE - 31 Westways Edenbridge Kent TN8 6AA	3
6.6	26/00903/HOUSE - Windmill House Mill Hill Edenbridge Kent TN8 5DA	4
6.7	26/01783/PIP - Land West Of Gabriels Farmhouse Marsh Green Road Marsh Green Edenbridge Kent TN8 5PP	4
7	For Information	4
7.1	26/01644/WTCA - 5 Fairfield Close Edenbridge Kent TN8 5FJ	4
7.2	25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG	4
7.3	26/01779/PAE - Oaklands Four Elms Road Edenbridge Kent TN8 6AG	4
7.4	26/01429/HOUSE - 1 Bell View Marsh Green Road Marsh Green Edenbridge Kent TN8 5PU	4
8	SDC Planning Decisions	4
8.1	26/00883/HOUSE - Ashcombe Hilders Lane Edenbridge Kent TN8 6LD	4
8.2	26/00849/HOUSE - Wheatsheaf Barn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL	5

8.3	25/02845/HOUSE - 2 Greybury Lane Marsh Green Kent TN8 5QP	5
8.4	26/00953/HOUSE - 72 Hever Road Edenbridge Kent TN8 5DJ	5
8.5	26/00863/HOUSE - Christmas Place Shernden Lane Marsh Green Edenbridge Kent TN8 5PR	5
8.6	25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG	5
9	Planning Applications Considered Outside of A Meeting	5
10	Consultations	5
11	Local Plan - Regulation 19 update	5
12	Other Planning Business	7
12.1	STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847 St Brelades Court Crouch House Road Edenbridge Kent TN8 5LL	7
13	Closure of Public Toilets for Two Weeks in August	7
14	Press Release	7
15	Date of Next Meeting 17th August 2026	7

Meeting Papers & Report

To Receive Apologies for Absence

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.

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.

To receive, approve and sign the minutes of the Planning and Transport Meeting held on 29 June 2026 (pages 2023-143/1-4).

 Planning and Transport | 29 June 2026 v.1 - Minutes (Pages 2023-143/1-4)

Matters Arising Not Covered Elsewhere

Planning Applications to Be Considered

26/01390/ADV - Paydens Pharmacy 36 High Street Edenbridge Kent TN8 5AJ

1 off externally illuminated fascia sign, 1 off internally illuminated projection sign and 1 off digitally printed window graphics.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFYNG8BKG1200>

26/01292/LBCALT - Eden Cottage Mill Hill Edenbridge Kent TN8 5BU

Installation of a solar array comprising no 11 solar panels on South-facing roof slopes, a battery storage system, and an electric vehicle charging point.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFAKTGBKFRL00>

25/03329/HOUSE - 1 Cornwallis Gardens Marsh Green Road Marsh Green Edenbridge Kent TN8 5QE

Formation of a dropped kerb to provide vehicular access.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T6C2CFBK0LO00>

26/01429/HOUSE - 1 Bell View Marsh Green Road Marsh Green Edenbridge Kent TN8 5PU

Internal reconfiguration. Erection of single-storey rear extension and alterations to existing single storey rear extension. Extension to existing garage and alterations. Installation of roof lights to the existing loft accommodation and single storey rear extensions.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TG5KC9BK12100>

26/01549/HOUSE - 31 Westways Edenbridge Kent TN8 6AA

Loft conversion with dormer window to rear elevation and roof lights to front elevation, with associated internal alterations.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TGQFE8BKGD000>

- 6.6 **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

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

The applicant has provided additional information.

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

- 6.7 **26/01783/PIP - Land West Of Gabriels Farmhouse Marsh Green Road Marsh Green Edenbridge Kent TN8 5PP**

Residential development comprising a minimum of 2 dwellings or a maximum of 2 dwellings and provision of a pedestrian and cycle connection towards Mill Hill.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THT4KUBK12100>

7 **For Information**

- 7.1 **26/01644/WTCA - 5 Fairfield Close Edenbridge Kent TN8 5FJ**

G1 - Ash trees - reduce group of Ash trees back to the boundary line (2.0m). T2 - Sycamore - reduce offsite Sycamore tree back to the boundary line (2.0m).

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TH73AXBKGKZ00>

- 7.2 **25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG**

New garden shed and hardstanding.

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

Clarification of the proposal description to better reflect the amended plans, previously consulted on

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

- 7.3 **26/01779/PAE - Oaklands Four Elms Road Edenbridge Kent TN8 6AG**

Prior notification of a single storey rear extension which extends 8 metres beyond the rear wall of the original dwelling house with a maximum height of 2.88 metres and eaves height of 2.58 metres

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THRGR1BKGT800>

- 7.4 **26/01429/HOUSE - 1 Bell View Marsh Green Road Marsh Green Edenbridge Kent TN8 5PU**

Internal reconfiguration. Erection of single-storey rear extension and alterations to existing single storey rear extension. Extension to existing garage and alterations. Installation of roof lights to the existing loft accommodation and single storey rear extensions.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TG5KC9BK12100>

8 **SDC Planning Decisions**

- 8.1 **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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCTOR3BKMOO00>

- 8.2 **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.

Status: Granted

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

8.3

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.

Status: Granted

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

8.4

26/00953/HOUSE - 72 Hever Road Edenbridge Kent TN8 5DJ

Dormer extension to the rear and two rooflights to the front

Status: Granted

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

8.5

26/00863/HOUSE - Christmas Place Shernden Lane Marsh Green Edenbridge Kent TN8 5PR

Erection of a pool building with sky lanterns, solar panels and a green roof.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCRU4FBKMND00>

8.6

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

New garden shed and hardstanding.

Status: Granted

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

9 Planning Applications Considered Outside of A Meeting

10 Consultations

Council Matters Considered Under Delegated Authority

Kent County Council Budget Consultation 2027-28

Do Councillors wish to make any comments?

See link below view to the Consultation

<https://letstalk.kent.gov.uk/budget-consultation-2027-28>

11 Local Plan - Regulation 19 update

Council received an update on the emerging Local Plan at its meeting on 6 July 2026. The following day, Sevenoaks District Council (SDC) Cabinet considered the recommendation of the Development and Infrastructure Advisory Committee (DIAC) to proceed with publication of the Regulation 19 Proposed Submission Local Plan.

In introducing the report, the Portfolio Holder for Development and Infrastructure acknowledged that the Local Plan had reached a significant milestone and that plan-making had become increasingly challenging following the Government's revised housing requirement. Members were advised that the District is now required to deliver almost 17,500 dwellings over the next 15 years, representing an increase of approximately 63% over the previous housing target.

Cabinet also heard that changes to national planning policy had significantly reduced Green

Belt protections. Members were advised that SDC had challenged the Housing Minister on two occasions regarding the revised housing requirement, highlighting concerns that the target was potentially undeliverable and unsustainable for the District and its residents. Those representations were not accepted, and the Council is therefore required to prepare a Local Plan based on the Government's housing requirement.

Members were further advised that, whilst the emerging Plan proposes development on approximately 2% of the District's designated Green Belt, around 98% would remain protected. Cabinet also heard that progressing an up-to-date Local Plan would provide greater opportunity to secure appropriate infrastructure, environmental protection, design quality and planning controls than if development were to come forward in the absence of an adopted Plan.

Following debate, Cabinet resolved to approve publication of the Regulation 19 proposed submission Local Plan for consultation between 23 July and 17 September 2026.

The Town Council has met with its planning consultant to begin preparing its response to the Regulation 19 consultation. Initial discussions have identified the principal policies and site allocations requiring detailed consideration, the additional supporting evidence that may be required, and the allocation of drafting responsibilities. A programme of meetings is also being arranged to ensure the Council's representations are completed within the consultation period.

The Town Council's representations will therefore focus on whether the evidence supporting the Plan demonstrates that the proposed strategy, site allocations and infrastructure requirements are justified, deliverable and capable of meeting the statutory tests that will be considered by the Planning Inspector.

To encourage public engagement, the Town Council has arranged a banner for display on the Stangrove railings, prepared an information leaflet for delivery to households across the TN8 5 and TN8 6 postcode areas, and confirmed a programme of councillor-led public drop-in sessions.

Details will also be included in the Council's September newsletter and published on the Town Council's website.

The Regulation 19 consultation is the final opportunity for residents and organisations to submit representations before the Local Plan is submitted for independent examination. The consultation differs from the previous Regulation 18 stage, as representations should address the statutory planning tests that will be considered by the Planning Inspector. Information on the consultation process, together with details of the Town Council's public information sessions, will be published on the Council's website and included within the information leaflet.

Following the consultation, SDC intends to submit the Local Plan and all duly made representations to the Planning Inspectorate by 31 December 2026 for independent examination.

The Town Council's drop-in sessions will be:

- Thursday 30 July - 9.00am to 11.00 am at the Thursday Market (Bridges 11.00am to 12.00 noon).

Rickards Hall dates:

- Thursday 6th August – 12 noon to 2.00 pm
- Thursday 27th August – 12 noon to 2.00 pm
- Wednesday 2 September – 5.00 pm – 8.00 pm

Members are asked to advise Cllr Baker of the dates and times they can attend the drop-in sessions.

12 **Other Planning Business**

12.1 **STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847 St Brelades Court Crouch House Road Edenbridge Kent TN8 5LL**

Three additional park homes are to be installed on site. Please note that number 30 is already occupied and should be activated in your records.

The new addressing is confirmed for the above development. Please see details and site plan attached.

 [Annex 1: Street Naming Table St Brelades.pdf \(click to download\).](#)

 [Annex 2: Site Plan - St Brelades.pdf \(click to download\).](#)

13 **Closure of Public Toilets for Two Weeks in August**

The public toilets in Market Yard Car Park will be closed for two weeks from 17th August to 30th August 2026 due to staff annual leave. As no cover could be found the decision has had to be made to close the toilets during that period

14 **Press Release**

15 **Date of Next Meeting 17th August 2026**