

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 17 August 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
12 August 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

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.

To receive, approve and sign the minutes of the Planning and Transport Meeting held on 20 July 2026 (pages 2023-146/1-3).

 Planning and Transport | 20 July 2026 v.1 - Minutes (Pages 2023-146/1-3)

Matters Arising Not Covered Elsewhere

Planning Applications to Be Considered

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>

26/01529/FUL - Land South Of Sunnyside Edenbridge Kent

Erection of 30 residential dwellings together with associated parking, landscaping and creation of a new vehicular access.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TGOKRFBKGBJ00>

For Information

26/01871/WTPO - Oaklands Four Elms Road Edenbridge Kent TN8 6AG

Various works to trees.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TI6AASBKZL00>

26/01715/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE

Details pursuant to condition 6 (Surface water drainage Verification Report - Part-discharge - plots 1, 2, 4, 5 and 11 only) of 25/00589/CONVAR.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THI7BQBKGPS00>

26/01800/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE

Details pursuant to condition 14 (External lighting scheme - Part-discharge - plot 3 only) of 25/00589/CONVAR.

- 7.4 **26/01799/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE**
Details pursuant to condition 7 (Hard and soft landscaping - Part-discharge - plots 1, 2, 4, 5 and 11 only) of 25/00589/CONVAR.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THUU5FBK0LO00>
- 7.5 **26/01970/WTPO - Street Record Albion Way Edenbridge Kent**
T1 - Maple to reduce by 3.5m in height and spread.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIMZFLBK7200>
- 7.6 **26/01939/WTCA - Rear Of 53 High Street Edenbridge Kent TN8 5AL**
T1 Poplar and this tree is in decline, with very few leaves and showing signs of decay. The tree is in immediate striking distance of cars in the carpark and we intend to fell this tree and grind the stump.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIJ8NFBKH4R00>
- 7.7 **26/01970/WTPO - Street Record Albion Way Edenbridge Kent**
T1 - Maple to reduce by 3.5m in height and spread.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIMZFLBK7200>
- 7.8 **26/01721/DETAIL - Broadlands Honeypot Lane Edenbridge Kent TN8 6QJ**
Details pursuant to (construction management plan) of 26/01063/PAH
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THJWJMBK0LO00>
- 7.9 **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=TD4SPIBKM000>
- 7.10 **26/01935/DETAIL - Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP**
Details pursuant to condition 7 (hard and soft landscaping) of 25/03416/MMA
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIJ8M2BK4J00>

8 **SDC Planning Decisions**

- 8.1 **26/01306/HOUSE - 24 Bray Road Edenbridge Kent TN8 6BW**
Single storey side extension with a flat roof and two flat roof lights.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFEA4FBKFT700>
- 8.2 **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.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCKHZ2BKM000>
- 8.3 **26/01305/FUL - The Granary Swan Lane Farm Swan Lane Edenbridge Kent TN8 6AL**
Use of the building as a dwelling.

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

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

- 9.1 **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 supported this application subject to the Conservation Officers' approval.*
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD4SPKBKMQE00>

- 9.2 **26/01348/HOUSE - Woodlea Crouch House Road Edenbridge Kent TN8 5EN**
Demolition of existing garage and erection of replacement garage
- Recommendation:** *Members supported this application.*
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFPE49BKFX500>

10 **Consultations**

11 **Other Planning Business**

- 11.1 **Street Naming and Numbering Notification - was 102-104 High Street, Now 100A High Street**
To note: SDC has advised - Site: Rear Of 102 To 104 High Street Edenbridge Kent TN8 5AR
Conversion of former office into a self-contained dwelling. Please note that works are complete and the property is occupied; and can confirm the new addressing for the above development, now 100A High Street.
-  [Annex 1: 2600076PLAN.pdf \(click to download\)](#).

12 **Delegated business**

- 12.1 **Spatial Settlement Plan (SSP+) – Proposal: To receive an update from ONH Planning on preparation of the SSP and revised quote of £12,950**
Members will recall previous discussions regarding the potential preparation of a Spatial Settlement Plan (SSP) to assist the Council in responding to the emerging Sevenoaks Local Plan and, in the longer term, to provide an evidence base should the Council decide to prepare a Neighbourhood Plan.
- An allocation of £5,000 was included within the 2026/27 budget for this purpose, based on initial discussions and indicative costs available at that time. At its July meeting, Council supported an anticipated project cost in the region of £6,000.
- Following recent discussions with ONH Planning, a detailed quotation has now been received for the enhanced SSP+ product. This reflects changes to the product since the Council's initial enquiries in 2025 and includes a more comprehensive programme of stakeholder and community engagement, workshops, scenario testing and the preparation of a final illustrated strategy report (as discussed at the NALC conference 2026). The quotation totals £12,950 plus VAT, plus £200 for in-person meeting expenses.
- The proposed programme would commence within approximately four weeks of appointment and is expected to take between four and five months to complete. Whilst this would not inform the current Regulation 19 consultation, it would be available before submission of the Local Plan and well in advance of the Examination in Public. It would also provide a valuable evidence base should the Council subsequently decide to prepare a Neighbourhood Plan.
- Long-term Value:** Whilst the immediate purpose of the Spatial Settlement Plan (SSP+) is to strengthen the Council's strategic position during the forthcoming Local Plan Examination, it should not be viewed as a one-off piece of work.

The SSP+ is intended to provide a long-term spatial planning framework for Edenbridge. The evidence gathering, stakeholder engagement, scenario testing and preferred strategy would remain relevant beyond the current Local Plan process and could be used to inform the Council's response to future planning applications, infrastructure planning and discussions with the emerging West Kent Unitary Authority.

Importantly, should the Council decide to prepare a Neighbourhood Plan in the future, much of the evidence base and strategic thinking developed through the SSP+ could be incorporated into that process. This has the potential to reduce duplication of work, avoid repeating stakeholder engagement and evidence gathering, and consequently reduce the scope, timescale and cost of preparing a Neighbourhood Plan.

Members are therefore asked to consider the proposal not only as an investment in the current Local Plan process, but also as a strategic document capable of supporting the Council's planning objectives for many years to come.

Financial Implications: The quotation exceeds the existing resolution provision by £7,1650 (excluding VAT).

The Council currently has the following reserves available which could, if Members considered appropriate, contribute towards the additional cost:

- Neighbourhood Plan Earmarked Reserve - £15,000
- Contingency budget (1010) - £10,000
- Strategic Projects Earmarked Reserve - £10,000, with a further £10,000 budgeted for transfer during the current financial year.

Given that the project is intended both to support the Local Plan Examination process and to provide a foundation for any future Neighbourhood Plan, Members may consider that funding from one or more of these reserves would be appropriate.

Considerations

The proposal represents a significantly more comprehensive piece of work than originally anticipated and therefore a higher financial commitment.

Potential benefits include:

- providing a robust evidence base to support the Council's participation at the Local Plan Examination;
- identifying preferred long-term growth and infrastructure scenarios for Edenbridge;
- strengthening the Council's strategic planning position with Sevenoaks District Council and any future unitary authority;
- providing evidence that could be utilised if the Council decides to prepare a Neighbourhood Plan.

Members should also consider whether the additional scope and potential long-term benefits justify the increased expenditure.

Recommendation

Members are invited to consider the quotation and either:

- 1. Approve the appointment of ONH Planning to prepare the Spatial Settlement Plan (SSP+) at a cost of £12,950 plus VAT and £200 expenses, with the additional funding to be met from the appropriate reserve(s); or**
- 2. Recommend the proposal to Full Council for determination.**

 Annex 2 Confidential annex is omitted from public papers

12.2

Rickards Hall - to approve the expenditure for floor stand and new varnish, £1,400

Following last year's internal repairs and redecoration, a small section of the floor requires staining to blend with the surrounding area. In addition, in accordance with the Council's 10-year maintenance programme, the floor is now due for its routine sanding and revarnishing, which is undertaken every 3–5 years.

Two quotations have been obtained:

- Contractor A: £1,400
- Contractor B: £3,600

There is a limited opportunity to undertake these works before the autumn programme of bookings. The earliest available window is 26–29 August; otherwise, the works would need to be deferred until December. Contractor A has previously undertaken similar works for the Council to a satisfactory standard and offers the most economically advantageous quotation.

Recommendation

Members are asked to support the officer's recommendation to appoint Contractor A at a cost of £1,400, with the works commencing on 26 August 2026.

 Annex 3 Confidential annex is omitted from public papers

 Annex 4 Confidential annex is omitted from public papers

12.3

Members to Consider Waiving the Rickards Hall fees for a free Fall Prevention Awareness Course to be held in the hall.

A request was made by the Edenbridge Medical Centre for more central location to attract more attendees.

The Fall Prevention Course would be held on a September afternoon for 2–3 hours. The Community Warden would be on hand at the event.

At a Full Council Meeting on 6th July 2026 Members agreed a 12.00 per hour Community Rate for Rickards Hall.

Do Members agree that the Edenbridge Medical Centre be given free use of Rickards Hall to host a free Fall Prevention Awareness Course?

13

Press Release

14

Date of Next Meeting 14th September 2026