

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 14 September 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
9 September 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 of the meeting.

To receive, approve and sign the minutes of the Planning and Transport Meeting held on 17 August 2026 (pages 2023-148/1-4).

 Planning and Transport | 17 August 2026 v.1 - Minutes (Pages 2023-148/1-4)

Matters Arising Not Covered Elsewhere

Planning Applications to Be Considered

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.

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

26/00107/FUL - Land West Of Kettle Cottage Hilders Lane Edenbridge Kent TN8 6LG

Erection of 6 dwellings and associated access, parking and landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T8YVM9BKL7L00>

26/01962/HOUSE - 6 Eden Villas Mill Hill Edenbridge Kent TN8 5DG

First floor rear extension over existing ground floor. Internal alterations. Update existing 1st floor rear roof line to match the proposed roof line. Four conservation roof lights.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIMY3WBKH6L00>

26/02226/HOUSE - Wayfarings Swan Lane Edenbridge Kent TN8 6AL

First floor extension and creation of a Juliet balcony. Removal of existing chimney.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TK0Y0EBKHR900>

For Information

26/01964/DETAIL - Oast Farm Lydens Lane Hever Kent TN8 7EP

Details pursuant to condition 4 (Watching Brief) of 24/00313/FUL.

- 7.2 **26/01940/DETAIL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge Kent**
Details pursuant to condition 15 (foundation design for garages) of 25/02404/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIJ8NPBKH4T00>
- 7.3 **26/01650/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 6 (biodiversity gain and management and monitoring plans) of 25/02378/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TH8H7EBK12700>
- 7.4 **26/01955/DETAIL - Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP**
Details pursuant to condition 20 (pedestrian access and lighting, boundary treatment, gradient and surfacing) of 25/03416/MMA
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIMU9LBK0LO00>
- 7.5 **26/01954/DETAIL - Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP**
Details pursuant to condition 17 (lighting strategy) of 25/03416/MMA
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIMU76BK0LO00>
- 7.6 **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=documents&keyVal=TIJ8M2BKH4J00>
- 7.7 **26/02099/DETAIL - 2 High Street Edenbridge Kent TN8 5AG**
Details pursuant to condition 11 (external lighting) of 24/02198/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJEMPLUBK12100>
- 7.8 **26/02098/DETAIL - 2 High Street Edenbridge Kent TN8 5AG**
Details pursuant to condition 5 (Foul sewerage and surface water disposal) of 24/02198/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJEMKCBK12100>
- 7.9 **26/02062/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=TJ7BFHBKHEZ00>
- 7.10 **26/01716/LDCPR - Broadlands Honeypot Lane Edenbridge Kent TN8 6QJ**
Proposed Additional Storey to Single Storey Detached House under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Together with associated engineering works required to facilitate the additional storey, in accordance with the approved plans and dimensions.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THI7C1BKGPU00>
- 7.11 **26/02026/LDCPR - Gardiner Business Park Little Browns Lane Edenbridge Kent TN8 6LH**
Erection of an extension to the south of the warehouse to be used as a shop and office in conjunction with the use of the main building.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJ1RDSBKHD300>

8 **SDC Planning Decisions**

- 8.1 **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.

Status: Refused

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

- 8.2 **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.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TGQFE8BKGD000>
- 8.3 **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

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD4SPKBMQE00>
- 8.4 **25/03353/FUL - Chiswell Farm Shernden Lane Marsh Green Edenbridge Kent TN8 5PR**
Conversion of 2 no. existing agricultural buildings to comprise 3 no. residential dwellings, including associated car parking, two new vehicular access for plots 1 and 2, associated landscaping and works.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T6G4URBKKE00>
- 8.5 **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.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TG5KC9BK12100>
- 8.6 **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.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFAKTGBKFRL00>
- 8.7 **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.

Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFAKTGBKFRL00>
- 9 **Planning Applications Considered Outside of A Meeting**
- 9.1 **26/01451/HOUSE - 37 Stangrove Road Edenbridge Kent TN8 5HT**
Demolition of existing rear utility/lean-to structure and garden shed. Proposed single-story rear extension with roof windows housing a replacement open-plan kitchen and breakfast area.

Recommendation: Members supported this application.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TGBLZ7BKG6300>
- 9.2 **26/01641/FUL - A W Champion Ltd Unit P And Part Unit Q Fircroft Way Edenbridge Kent TN8 6EL**
Demolition of a small storage building and the erection of a new outdoor extraction unit

within the existing timber merchant site.

Recommendation: *Members supported this application.*

🔗 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TH739PBKGKS00>

9.3

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.

Recommendation: *Members supported this application.*

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

10

Consultations

10.1

National Highway & Transport (NHT) Survey 2026-27

Kent County Council is taking part in the 2026-27 National Highway and Transport Surveys, run by measure2improve on behalf of the National Highways & Transport Network (NHT).

They want to hear from as wide a range of people as possible, even residents that have only just moved to the area or those who not pay Council Tax; all residents can take part. Residents can complete any or all of the surveys. The results of each year's surveys are shared with KCC's highway and transportation managers to help them understand what people think about these services and support future planning for roads, walking and cycling, buses and other transport in Kent.

Responses are anonymous. Some questions, such as age range, are included to help us understand who is taking part and whether any groups may be under-represented

The survey closes on 28th February 2027.

Complete the surveys using the link below:

🔗 <https://letstalk.kent.gov.uk/nht-survey-2026-27>

11

Sevenoaks District Council Emerging Local Plan

The Regulation 19 consultation on the Sevenoaks District Local Plan closes on 17 September 2026. The Town Council has continued to review the emerging Plan, including the proposed Edenbridge site allocations, relevant policies and supporting evidence, with assistance from its Planning Consultant, Alan Dyer.

Following the detailed representations submitted at Regulation 18, the Council is taking a focused and evidence-based approach at Regulation 19, concentrating on matters of particular relevance to Edenbridge and addressing the legal compliance and soundness of the Plan.

A number of representations have now been drafted, with further work being undertaken by the Planning Consultant, Town Clerk and Cllrs Aldridge and Baker. These cover strategic and site-specific matters, including the distribution and scale of development, Green Belt, highways and transport, flood risk, water, education, sport and leisure, community facilities, utilities and infrastructure.

The Council has also undertaken significant community engagement, including publicity through its website, social media and newsletter, a Local Plan information leaflet delivered to households across Edenbridge, and four public drop-in sessions. These sessions provided residents with information about the proposed Plan and an opportunity to discuss the proposals with Town Council representatives and, on 27 August, with SDC Leader Cllr Maskell and Cllr Williams.

The emerging strategic approach recognises that Edenbridge will accommodate further growth and that some Green Belt release may be necessary, but seeks a more proportionate distribution of development, taking account of the town's size, accessibility, available land, services, infrastructure capacity and ability to properly integrate further development.

Particular attention is being given to the highways evidence and the cumulative impact of proposed development on Edenbridge's road network. The Planning Consultant has identified differences between the Local Plan Tests Report and more recent junction modelling and mitigation work which require further clarification from SDC.

Draft representations will continue to be refined ahead of the consultation deadline and will be made available to Members for review and comment. Given the timescale, the Planning & Transport Committee is asked to review and endorse the representations at its meeting on 14 September 2026, with authority delegated to the Town Clerk, in consultation with Cllrs Aldridge and Baker and the Planning Consultant, to finalise and submit the representations by 17 September 2026, in accordance with the overall positions and principles approved by Full Council.

To confirm the draft documents as presented in councillors' shared folder and to reconfirm delegated authority to Cllrs Aldridge, Baker and the Town Clerk to finalise all responses to appropriate policies for submissions representations to Reg 19

- 1. To confirm the infrastructure development policy/programme of works.**
- 2. To give delegated authority to Cllrs Aldridge, Baker and the Town Clerk to confirm submission policy.**

11.1

Sevenoaks District Council Draft Community Infrastructure Levy charges - closing date 17 September

Sevenoaks District Council (SDC) is consulting on a revised Community Infrastructure Levy (CIL) Charging Schedule. The consultation opened on 6 August and closes on 17 September 2026.

The proposals would remove residential developments of 10 or more dwellings from the CIL Charging Schedule, with infrastructure contributions for larger developments instead secured through site-specific Section 106 (s106) agreements. CIL would continue to apply to relevant smaller-scale residential development.

Whilst s106 may provide greater flexibility to secure infrastructure directly associated with major developments, the proposed changes could significantly reduce future CIL receipts available directly to town and parish councils. This is of particular concern to Edenbridge given the scale of development proposed through the emerging Local Plan.

CIL has provided the Town Council with a flexible, locally controlled source of funding which has supported a wide range of community infrastructure and improvements to existing facilities. The concern is therefore not only the potential reduction in funding, but the loss of a mechanism which allows the Town Council to respond to local priorities which may not be covered by individual s106 agreements.

The Town Clerks of the four towns within Sevenoaks District have raised concerns regarding the proposals and are considering a co-ordinated response. There is also a longer-term consideration regarding the future arrangements for infrastructure contributions and engagement with town and parish councils following Local Government Reorganisation.

The Town Clerk and Cllr Baker will attend further discussions on the proposals and provide a verbal update at the meeting.

Members are asked to provide their views on the proposed changes and authorise the Town Clerk, in consultation with Cllrs Baker and Aldridge, to prepare and submit a

response to SDC's Draft CIL Charging Schedule consultation on behalf of the Town Council.

12 **Other Planning Business**

12.1 **Water Quality Report to Edenbridge Town Council**

 Annex 1 Confidential annex is omitted from public papers

13 **Press Release**

14 **Date of Next Meeting 5th October 2026**