

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 5 October 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
30 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.

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 14 September 2026 (pages 2023-151/1-5).	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
	6.1 26/01529/FUL - Land South Of Sunnyside Edenbridge Kent	3
7	For Information	3
	7.1 26/02300/DETAIL - Roughwood Pit Lane Edenbridge Kent TN8 6BD	3
	7.2 26/02288/DETAIL - Roughwood Pit Lane Edenbridge Kent TN8 6BD	3
	7.3 26/0086/NEWDEV - STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847 Farm Buildings West Of Stable Court Lingfield Road Edenbridge Kent	3
	7.4 26/02412/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ	4
	7.5 26/02411/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ	4
	7.6 26/02417/DETAIL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge Kent TN8 5HN	4
	7.7 26/02028/CONVAR - 5 Ridge Way Edenbridge Kent TN8 6AU	4
	7.8 26/02038/DETAIL - Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR	4
	7.9 26/02435/LDCPR - Eden Park Hartfield Road Edenbridge Kent TN8 5PW	4
8	SDC Planning Decisions	4
	8.1 26/01685/LBCALT - Windmill House Mill Hill Edenbridge Kent TN8 5DA	4



	8.2	26/01348/HOUSE - Woodlea Crouch House Road Edenbridge Kent TN8 5EN	4
	8.3	26/00859/FUL - Sontay Ltd Four Elms Road Edenbridge Kent TN8 6AB	4
9		Planning Applications Considered Outside of A Meeting	5
10		Consultations	5
11		Local Plan - Update	5
12		Other Planning Business	5
	12.1	PROPOSAL TO OPEN A 20 PLACE SPECIALIST RESOURCE PROVISION (SRP) AT EDENBRIDGE PRIMARY SCHOOL HIGH STREET EDENBRIDGE SEVENOAKS KENT TN8 5AB	5
	12.2	Town and Country Planning Act 1990 - Appeal Under Section 78 Leydens Farm Lydens Lane Hever Kent TN8 7EP	5
13		Press Release	5
14		Date of Next Meeting 26th October 2026	5

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 14 September 2026 (pages 2023-151/1-5).

 Planning and Transport | 14 September 2026 v.1 - Minutes (Pages 2023-151/1-5)

Matters Arising Not Covered Elsewhere

Planning Applications to Be Considered

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.

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

The applicant has submitted a Viability Assessment, Reptile Survey and details of a Conservation Payment Certificate for Great Crested Newts.

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

For Information

26/02300/DETAIL - Roughwood Pit Lane Edenbridge Kent TN8 6BD

Details pursuant to condition 5 (Landscaping scheme) of 25/02846/HOUSE.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TKH8GMBK12100>

26/02288/DETAIL - Roughwood Pit Lane Edenbridge Kent TN8 6BD

Details pursuant to condition 4 (Arboricultural Method Statement) of 25/02846/HOUSE.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TKFRBKBKHW500>

26/0086/NEWDEV - STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847 Farm Buildings West Of Stable Court Lingfield Road Edenbridge Kent

Demolition of farm buildings and construction of six new dwellings.

SDC can confirm the new addressing for the above development.

Please see details on the table attached.

 Annex 1: Table of Addresses for Farm Buildings, Lingfield Road (click to download).

- 7.4 **26/02412/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ**
Details pursuant to condition 7 (Construction details) of 25/01021/LBCALT
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TL5GEQBK0LO00>
- 7.5 **26/02411/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ**
Details pursuant to condition 6 (Window details) of 25/01021/LBCALT.
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TL5GCEBK0LO00>
- 7.6 **26/02417/DETAIL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge Kent TN8 5HN**
Details pursuant to condition 6 (Materials) of 25/02404/FUL.
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TL5OQZBK15Z00>
- 7.7 **26/02028/CONVAR - 5 Ridge Way Edenbridge Kent TN8 6AU**
Variation of condition 2 (Approved Plans) and condition 3 (Materials) of 26/00308/HOUSE (First floor dormer extension & raising the existing side dormer ridge. Rooflight and alterations to fenestration.) with amendment to allow the use of Cedral Lap Woodgrain Cladding Board (C78 Cocoa Brown) on the external surfaces of the approved dormers.
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJ1RHTBKHD700>
- 7.8 **26/02038/DETAIL - Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR**
Details pursuant to condition 8 (Site Wide Recreation and Open Space Strategy) of 20/02988/OUT
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJ1RMCBKHDR00>
- 7.9 **26/02435/LDCPR - Eden Park Hartfield Road Edenbridge Kent TN8 5PW**
Adaptation of existing private residential tennis court to accommodate a single (as in 1), doubles padel court enclosure.
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TLD395BK17E00>

8 **SDC Planning Decisions**

- 8.1 **26/01685/LBCALT - Windmill House Mill Hill Edenbridge Kent TN8 5DA**
Thermal upgrade and repair to the first-floor rear and side elevation, involving the installation of permeable sheep wool insulation entirely within the existing internal timber stud framework and the application of a flush, non-protruding external lime render finish to match the existing historic profile.

Status: Granted
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=THGCQSBKGOH00>
- 8.2 **26/01348/HOUSE - Woodlea Crouch House Road Edenbridge Kent TN8 5EN**
Demolition of existing garage and erection of replacement garage

Status: Refused
 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFPE49BKFX500>
- 8.3 **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.

Status: Granted

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

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

10 **Consultations**

11 **Local Plan - Update**

The Town Council's responses to the Regulation 19 have been submitted and received by Sevenoaks District Council . A copy of our full responses have been published on the Town Council's website under Consultations and social media posts.

A member asked to note that the Broke Hill Golf Club, planning reference: 25/02192/OUT, allocated in the Regulation 19 ST5-1 was refused by Sevenoaks District Council's Development Control Committee on 24th September 2026.

We have no further details at this stage.

<https://www.edenbridgetowncouncil.gov.uk/public-consultations/sevenoaks-district-local-plan/>

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=T064YLBKI2900&activeTab=summary>

12 **Other Planning Business**

12.1 **PROPOSAL TO OPEN A 20 PLACE SPECIALIST RESOURCE PROVISION (SRP) AT EDENBRIDGE PRIMARY SCHOOL HIGH STREET EDENBRIDGE SEVENOAKS KENT TN8 5AB**

The Pioneer Academy have submitted a proposal to open a Specialist Resource Provision (SRP) for children with Autistic Spectrum Disorder (ASD) and/or Speech Language and Communication Needs (SLCN) at Edenbridge Primary School from September 2027. This would ultimately provide 20 places for pupils in Reception to Year 6 with an Education, Health, and Care Plan (EHCP) for ASD and/or SLCN.

To find out more about the proposals and how you can let The Pioneer Academy have your views, please click on the link below::

<https://www.edenbridge.kent.sch.uk/page/?title=Specialist+Resources+Provision&pid=76>

12.2 **Town and Country Planning Act 1990 - Appeal Under Section 78 Leydens Farm Lydens Lane Hever Kent TN8 7EP**

Appeal by: Leydens Farm Ltd

Site: Leydens Farm Lydens Lane Hever Kent TN8 7EP

Nature: Part conversion of outbuilding to residential flat with new dormer windows, window and balcony.

SDC Ref: 26/00050/NONDET

Planning Inspectorate Ref: 6016033

Start Date: 17 th September 2026

13 **Press Release**

14 **Date of Next Meeting 26th October 2026**