Edenbridge Town Council

EDENBRIDGE TOWN COUNCIL

Town Clerk: Caroline Leet

Planning and Transport | 26 October 2026 | Full Agenda (Excludes Confidential Items) | v:1

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 26 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
21 October 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

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 Meetings held on 14 September 2026 (pages 2023-151/1-5) and 5 October 2026 (pages 2023-153/1-1).**

Planning and Transport | 14 September 2026 v.1 - Minutes (Pages 2023-151/1-5)
Planning and Transport | 05 October 2026 v.1 - Minutes (Pages 2023-153/1-1)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **26/02059/REM - Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR**
Reserved matters pursuant to Condition 3 for Phase 1 secondary access and landscaping, Condition 4 (phasing plan) and Condition 8 (site wide recreation and open space strategy) of 20/02988/OUT Outline application for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access.
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJ7BE6BKHET00

6.2 **26/02455/HOUSE - 6 Delaware Cottages Hever Road Edenbridge Kent TN8 7LD**
Demolition of existing single-storey rear extension. New single-storey rear extension with roof lights, with associated hard landscaping.
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TLGSLJBKI8X00

6.3 **26/02207/FUL - Wheel Cottage Mill Hill Edenbridge Kent TN8 5DB**
Proposed erection of a detached three-bedroom bungalow with associated parking, access, landscaping, and ancillary works.
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TJZ3E6BKHPX00

6.4 **26/01924/CONVAR - Land Rear Of The Oast Barn Hilders Lane Edenbridge Kent TN8 6LE**
Variation of condition 2 (approved drawings), 3 (foul drainage), 4 (material specifications), 5 (parking spaces) of 25/03605/FUL to Demolition of existing outbuilding and erection of

detached single storey dwelling with associated hardstanding and parking with amendment to increase size of the proposed dwelling with a change to the internal layout and fenestrations. Include details relating to the foul water drainage, material specification to change the conditions to compliance. To change wording of condition 5 to refer to the new drawings provided.

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

The planning agent has provided a materials schedule.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIHDXXBKH3K00

6.5 **26/01851/FUL - Medhurst Farmyard Pootings Road Crockham Hill Kent TN8 6SF**
Demolition and clearance of existing commercial buildings and erection of nine dwellings with associated landscaping and car parking.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TI4FGPBKGXZ00

6.6 **26/02612/HOUSE - Oaklands Four Elms Road Edenbridge Kent TN8 6AG**
Proposed driveway, landscaping, alterations to the existing vehicular access and detached garage/store and open car port.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TMFWGBBK0LO00

6.7 **26/01390/ADV - Paydens Pharmacy 36 High Street Edenbridge Kent TN8 5AJ**
1 externally illuminated fascia sign, 1 externally illuminated projection sign and 1 digitally printed window graphics.

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

The planning agent has amended the plans.

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

6.8 **26/02679/HOUSE - 4 Hunters Way Edenbridge Kent TN8 6GB**
Conversion of existing detached garage to gym - garden room, with associated alterations to fenestration.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TMSXYKBKIQC00

7 For Information

7.1 **26/02558/LDCPR - Oaklands Four Elms Road Edenbridge Kent TN8 6AG**
Roof alterations including the formation of hip-to-gable end extension and a rear dormer.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TM2TS7BK0LO00

7.2 **26/02639/WTPO - Avonside Pit Lane Edenbridge Kent TN8 6BD**
T1 Oak - Cut back two branches to the boundary line.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TMJ4L1BK0LO00

8 SDC Planning Decisions

8.1 **26/02226/HOUSE - Wayfarings Swan Lane Edenbridge Kent TN8 6AL**
First floor extension and creation of a Juliet balcony. Removal of existing chimney.

Status: Granted

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

8.2 **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.

Status: Granted

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

8.3 **25/02693/FUL - Land South Of Yew Tree Farm Troy Lane Edenbridge Kent TN8 6QL**

Change of use to a travellers caravan site consisting of 3 no. pitches each containing 1 no. mobile home 1 no. touring caravan. Creation of hardstanding including car parking. New fences and gates.

Status: Refused

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T2ZJQKBK0LO00

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

9.1 **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.

Recommendation: *Members objected to this application and repeated their previous comments with additional comments added.*

- *Parking - the provision of one space per property is inadequate. Sunnyside already has parking problems. While the site is close to Edenbridge (Kent) station, both stations have one train per hour in each direction. Bus services are similarly sparce. Residents are overwhelmingly likely to depend on cars for their routine transport.*
- *Kent Police have stated that they should have been consulted as Designing out Crime Officers to address CPTED and incorporate Secured by Design as appropriate.*
- *Drainage - KCC have commented that while it appears that runoff would be directed via the accessed road corridor, the submitted information does not include finished level details or analysis to demonstrate this. The drainage strategy does not provide a SuDS approach to surface water management and is not considered to represent a sustainable drainage system in accordance with the National Standards for Sustainable Drainage Systems.*
- *Flooding - Due to drainage on the rest of the site, water already backs up on the back of the gardens of the existing houses and is wet all the time. Consideration of this proposal needs to take account of discharge from the proposed ST4-15 Site (Ashcombe Drive) in Regulation19. The flood mitigation does not meet paragraphs 181 and 182 of the NPPF.*
- *The Fire Brigades' Emergency Access requirements do not appear to have been met.*
- *Biodiversity - the applicant's own ecology material confirms the loss of a great crested newt breeding pond, associated terrestrial habitat and woodland, together with an overall on-site biodiversity loss rather than gain.*
- *No heritage or archaeological statement was submitted with the application despite site being within an area of archaeological potential and archaeology consultation being triggered. Work has been going on around the pond, damaging the ground and displacing wildlife. Provision should have been made for the wildlife before starting work around the pond.*
- *The application should comply with Core Strategy Policy SP3, the Affordable Housing SPD 2011 and the requirements of the NPPF The Planning statement make no mention of this.*
- *The application states that buses and trains run regularly in Edenbridge. The trains are usually one per hour and buses have limited timetables. This will mean that more residents will need cars. The traffic survey cannot be accurate.*

- *Councillors had received complaints about access to the existing site through the industrial estate. Densely parked vehicles pose safety challenges to road users and pedestrians.*
- *The increased density will cause overlooking of the new and existing houses.*
- *There is no report addressing meeting affordable housing numbers.*
- *The Viability Assessment, Reptile Survey was done after the pond, and habitat had been damaged by the groundworks that were done before the survey.*

- *Councillors noted that Kent Highways had made an objection to any works commencing before full planning permission had been granted.*

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

9.2 **26/02540/HOUSE - The Gables Crown Road Edenbridge Kent TN8 6AW**

Construction of a single-storey two-bedroom annexe, ancillary to the main house, to be used for multi-generational family living.

Recommendation: *Members supported this application and commented:*

There could be possible overlooking of nearby neighbours.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TLVM1IBKIFT00

10 **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/wp-content/uploads/2026/09/september-2026-sdc-reg-19-local-plan-response.pdf

https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

11 **Consultations**

12 **Other Planning Business**

13 **Press Release**

14 **Date of Next Meeting 16th November 2026**