

**Minutes of the Meeting of the Planning Committee held in Rickards Hall on 29 April 2024 at 7:30 pm**

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Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Michael Gemmell Smith, Alan Layland, Vince Parker, Angela Read, Jeff Streets, Bob Todd

In attendance: Planning Officer, two members of the public and no members of the press.

*Meeting opened 7.30 pm*

**1 To Receive Apologies for Absence**

Apologies for absence were received, noted and accepted from Cllr McArthur and Cllr McGregor.

**2 Declaration of Interests or Predetermination, including interests not already registered**

None.

**3 Public Questions and Statements**

*Meeting closed 7.31 pm.*

Two representatives for the applicant spoke to the committee to outline the amendments in this amended application.

*Meeting opened 7.34 pm.*

*Cllr Streets joined the meeting 7.35 pm.*

**4 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 8th April 2024 Pages 2023-044-01-03**

**Resolved:** the minutes of the Planning Committee held on 8th April 2024 be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 23/044-01-3

**5 Matters Arising Not Covered Elsewhere**

None.

**6 Planning Applications to Be Considered**

**6.1 23/03649/HYB - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ**

**Recommendation:** *Members objected to this application, commenting that the applicant had not addressed members' previous comments:*

- *This application is over development in the greenbelt*
- *The previously granted outline permission was for 100 units and the expansion to 140 units in this application will have an adverse impact on the greenbelt, will cause flooding and drainage problems.*
- *The Flood Risk Report (5.2.2) incorrectly states that St Brelades Stream discharges into the River Eden 150m from the site. The St Brelades Stream crosses significant residential and commercial areas of Edenbridge, plus areas proposed for development under the prospective local plan before discharging approx 2500 metres from this proposed development site.*
- *Measures may be required to slow traffic on Crouch House Road. Additional road capacity may be required between the site and Town Centre, particularly where Crouch House Road narrows, and its connections to Mount St. Aignon Way.*
- *Impact on already stretched Medical Centre.*
- *The ecological report has understated the biodiversity and wildlife on the site and surrounding area.*
- *Parking for Staff and Visitors feels inadequate.*

- 6.2**                    **24/00578/LBCALT - 87 High Street TN8 5AU**  
**Recommendation:**    *Members supported this application.*
- 6.3**                    **24/00577/FUL - 87 High Street TN8 5AU**  
**Recommendation:**    *Members supported this application.*
- 6.4**                    **23/03709/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**  
**Recommendation:**    *Members supported this application.*
- 6.5**                    **24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA**  
**Recommendation:**    *Members supported this application.*
- 6.6**                    **24/00496/HOUSE - Oakways Oakfield Road TN8 6JG**  
**Recommendation:**    *Members supported this application.*
- 6.7**                    **24/00687/FUL - 35 And 35A High Street TN8 5AD**  
**Recommendation:**    *Members supported this application subject to the metal window frames meeting the approval of the listed buildings officer*
- 6.8**                    **24/00720/FUL - Montys Motorcycles 132 High Street TN8 5AY**  
**Recommendation:**    *Members supported this application but commented that there is a significant flood risk at this site.*
- 7**                      **For Information**
- 7.1**                    **24/00815/PAC - Office Rear Of 102 High Street TN8 5AR**  
Noted.
- 7.2**                    **24/00673/LDCPR - 25 Lingfield Road TN8 5DS**  
Noted.
- 7.3**                    **24/00762/DETAIL - New Barns Farm Greybury Lane Marsh Green TN8 5QP**  
Noted.
- 8**                      **SDC Planning Decisions**
- 8.1**                    **24/00637/DEMNOT - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ**  
Noted.
- 8.2**                    **24/00267/HOUSE - Brook Cottage Hartfield Road TN8 5NH**  
Noted.
- 8.3**                    **23/03684/HOUSE - Flat Summer Place Crouch House Road TN8 5LJ**  
Noted.
- 8.4**                    **23/02261/HYB - Hilders Farm Hilders Lane TN8 6LE**  
Noted.

- 9**                    **Planning Applications Considered Outside of A Meeting**  
None.
- 10**                   **Consultations**  
None.
- 11**                   **Other Planning Business**  
None.
- 12**                   **Press Release**  
None.
- 13**                   **Date of Next Meeting 20th May 2024.**