

**Minutes of the Meeting of Planning and Transport held in Rickards Hall on 7 April 2025 at 7:30 pm**

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Present: Cllrs. Angela Baker, Alan Layland, Margot McArthur, Stuart McGregor, Vince Parker, Angela Read (*Vice-Chairwoman*), Michael Stockdale, Bob Todd  
In attendance: Cllrs Compton, Jacques and Sumner, the Planning Officer, fourteen members of the public and no members of the press.  
The Meeting started at 7.30 pm.

**1 To Receive Apologies for Absence**

Apologies for absence were received and accepted from Cllrs. J Aldridge, B Cummings, M Gemmel-Smith, and J Streets.

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

Cllr M McArthur declared a non-pecuniary interest in item 6.2 on the agenda.

**3 Public Questions and Statements**

*The meeting was closed at 7.35 pm*

Four members of the public spoke about item 6.4 on the agenda.

The first spoke about the classification of the land that had previously been referred to as well performing greenbelt, but it is now classified as poorly developing greenbelt. The developer referred to it in a report as 'urban fringe' They said were concerned that the lines would keep moving. Another speaker was worried that the bat community onsite was not adequately provided for. Another member of public was concerned that the land next to the medical centre site should be protected in in perpetuity and the the affordable houses would be priced out of reach of local people. Another asked if this development was taken out of the local plan, would other developers building on sites before it be adhering to the NPPF and stated that is was essential to mitigate flooding.

A fifth member of public spoke on the Settlement Hierarchy Consultation, saying that the train service was inadequate, with too few trains and frequent cancellations for the town, there was no minor injuries building or police station and the trading estates had empty units, and asked that if more houses were built where would the people who bought then work, and how would they get there.

*The meeting was opened at 7.45 pm.*

*Members agreed to bring item 6.4 forward to consider first.*

**4 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 10th March 2025 p2023-089/01-3**

**Resolved:** to adopt the minutes of the Planning Committee meeting on 10th March 2025 p2023-089/1-4, and that they be signed by the Chair of the meeting as a true and accurate record.

**5 Matters Arising Not Covered Elsewhere**

None.

**6 Planning Applications to Be Considered**

**6.1 25/00262/FUL - Ambe House Commerce Way Edenbridge TN8 6ED**

**Recommendation:** *Members supported this application.*

**6.2 25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU**

**Recommendation:** *Members supported this application.*

**6.3 25/00077/FUL - New Barns Farm Greybury Lane Marsh Green TN8 5QP**

**Recommendation:** *Members supported this application but were concerned about site traffic accessing the site on the single track road.*

**6.4 24/02765/OUT - Land North Of Town Station Cottages Forge Croft Edenbridge TN8 5LR**

**Recommendation:** *Members supported this application but made the following comments:*

- *Members remain concerned about the limited timeframe in which provision for of sites for the community benefit (school, youth club and scout hut) would be secured for the community. Members would like to see these secured in perpetuity.*
- *Members acknowledged the additional flooding information but felt themselves unqualified to interpret this technical information. Members remained concerned about known surface flooding on the site, and the cumulative impact of development along St Brelades Stream (Kent and Surrey Golf Course, Champions Way, Spitals Cross and this site).*
- *Members remain concerned about the impact on local infrastructure, especially the local road network and access under the Four Elms Road railway bridge. The additional information did not address this.*
- *Members acknowledged the additional information on Biodiversity Net Gain, but reiterated their wish for BNG to be on-site or as close as possible within Edenbridge.*
- *Members reiterated their desire for the development to be included and accounted in the emerging Local Plan.*
- *Members recommended that a Local Lettings Policy should be agreed for the affordable housing on the site.*

**7 For Information**

**7.1 25/00658/WTPO - The Oaks 47 Highfields Road Edenbridge TN8 6JW**

*Noted.*

**7.2 25/00684/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**

*Noted.*

**7.3 25/00768/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**

*Noted.*

**7.4 25/00769/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**

*Noted.*

**7.5 25/00470/LDCPR - Christmas Place Shernden Lane Marsh Green Edenbridge TN8 5PR**

*Noted.*

**7.6 25/00791/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge TN8 6LQ**

*Noted.*

- 7.7**                    **25/00703/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge TN8 5QL**  
Noted.
- 7.8**                    **25/00770/NMA - Oast Farm Lydens Lane Hever TN8 7EP**  
Noted.
- 8**                      **SDC Planning Decisions**
- 8.1**                    **24/00313/FUL - Oast Farm Lydens Lane Hever TN8 7EP**  
Noted.
- 8.2**                    **24/03331/HOUSE - 48 Hever Road Edenbridge TN8 5DJ**  
Noted.
- 8.3**                    **24/02370/LBCALT - The King And Queen 81 High Street Edenbridge TN8 5AU**  
Noted.
- 8.4**                    **24/03199/FUL - Amberly Crouch House Road Edenbridge TN8 5EE**  
Noted.
- 8.5**                    **25/00280/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**  
Noted.
- 8.6**                    **24/03421/FUL - Medhurst Farmyard Pootings Road Crockham Hill TN8 6SF**  
Noted.
- 8.7**                    **25/00303/FUL - 5 & 7 Station Road Edenbridge TN8 5HP**  
Noted.
- 9**                      **Planning Applications Considered Outside of A Meeting**  
Noted and agreed.
- 9.1**                    **24/03431/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ**  
Noted and agreed.
- 9.2**                    **25/00532/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**  
Noted and agreed.
- 9.3**                    **24/01927/FUL - Wilding Farm Spode Lane Cowden TN8 7HG**  
Noted and agreed.
- 9.4**                    **25/00589/CONVAR - Hilders Farm Hilders Lane Edenbridge TN8 6LE**  
Noted and agreed.
- 10**                    **Update to the Settlement Hierarchy - Edenbridge Town Audit: To appoint a Councillor Working Group to look through and update the services and facilities in Edenbridge – deadline for response 30 April**

**Resolved:** Members appointed a working group to look through and update the services and facilities in Edenbridge. The members appointed were Cllrs J. Aldridge, A. Baker, S. Compton, A Layland and M. Stockdale.

The response date is 30 April 2025.

**11 Consultations**

**11.1 The Better Together Community Scheme**

Members noted the response date of 31 March and will complete the consultation by that date.

**11.2 Sevenoaks District Council – Targeted Call for Sites (April 2025)**

Members noted the Targeted Call for Sites (April 2025) and will await more information as it is published.

**12 Other Planning Business**

None.

**13 Press Release**

None.

**14 Date of Next Meeting 28th April 2025**

The Meeting ended at 8.27 pm.