

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 28 April 2025 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Michael Gemmell Smith, Alan Layland, Stuart McGregor, Angela Read (*Vice-Chairwoman*), Michael Stockdale

In attendance: Town Clerk.

19:30 Meeting opened.

1 To receive apologies for absence

Apologies for absence were received, noted, and accepted from Cllrs Baker, Cummings, McArthur, Parker, Streets and Todd.

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

Cllrs Layland and McGregor knew the applicant for item 6.11; Cllr McGregor said he would leave the meeting for that item.

3 Public Questions and Statements

19:31 *The Chairman closed the meeting.*

None.

19:31 *the Chairman reopened the meeting.*

4 To receive, adopt and sign the minutes of the Planning Committee meeting held on 7 April 091/1-4

Resolved: to adopt the minutes of Planning Committee meeting on 07 April, and that they be signed by the Chairman as a true and accurate record; (091/1-4).

5 Matters arising not covered elsewhere

None.

6 Planning applications to be considered

6.1 25/00925/LDCPR - 11 Frantfield Edenbridge TN8 5BB

Recommendation: Members supported this application, noting others in area have already done similar.

6.2 24/03454/FUL - The Swan Swan Lane Edenbridge TN8 6BA

Recommendation: supported the application, but noted that the LA90 background noise assessment had not been done and are concerned about noise levels to neighbours.

6.3 24/02905/FUL - Land East Of The Fire Station High Street Edenbridge TN8 5AY

Recommendation: objected to this application:

- Conservation area.
- Four story of modern design building on a very small plot, this violates the street scene and does not compliment the character of the area.
- Nor does it meet the Design Statement or Character Assessment 2021.
- Plans are vague with insufficient information on finished materials
- Overdevelopment of site being a very small plot, and would also have construction difficulties
- Highways concerns with location on a junction.
- Building design of glass, concerns of reflection/glare at a main junction.
- Flood zone 3.

6.4 24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge

Recommendation: support this application, but maintain its concerns to:

- Ensure there is sufficient off road parking. Currently only three spaces provided for potential six dogs (these could be six individual people with dogs). Members have concerns for roadside parking in that location
- A condition be included to ensure proper management of dog waste
- Dog water provision considered.

6.5 24/03275/HOUSE - 9 Coomb Field Edenbridge TN8 5HL

Recommendation: supported the application, but subject to officers satisfaction re clarification of the boundaries with neighbours.

6.6 25/00451/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge TN8 5PS

Members noted SDC had already decided on this, and had refused the application (item 8.7).

6.7 25/00840/FUL - St Johns United Reformed Church Marsh Green Road Marsh Green Edenbridge TN8 5QR

Recommendation: supported the application.

6.8 25/00958/MMA - Apex House Main Road Edenbridge TN8 6HZ

Recommendation: supported the application.

6.9 25/00932/DETAIL - Land Off Farmstead Drive Edenbridge TN8 6DX

Recommendation: supported the application.

6.10 25/00950/HOUSE - 29A Stangrove Road Edenbridge TN8 5HT

Recommendation: supported the application.

6.11 25/00924/LDCEX - The Coach House Swan Lane Edenbridge TN8 6AJ

Recommendation: supported the application.

7 For Information

7.1 25/00680/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP

Noted.

7.2 25/01040/WTPO - Amenity Land Albion Way Edenbridge

Noted.

7.3 25/01000/WTPO - 19 Manor House Gardens Edenbridge TN8 5EG

Noted.

8 SDC planning decisions

Members noted planning decisions items 8.1 to 8.19.

8.1 25/00770/NMA - Oast Farm Lydens Lane Hever TN8 7EP

Noted.

- 8.2** **25/00703/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge TN8 5QL**
Noted.
- 8.3** **25/00532/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Noted.
- 8.4** **25/00533/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Noted.
- 8.5** **25/00480/MMA - Headley 85 Lingfield Road Edenbridge TN8 5DY**
Noted.
- 8.6** **25/00378/MMA - Headley 85 Lingfield Road Edenbridge TN8 5DY**
Noted.
- 8.7** **25/00451/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge TN8 5PS**
Noted.
- 8.8** **25/00358/PAC - 1 Church Street Edenbridge TN8 5BD**
Noted.
- 8.9** **25/00367/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Noted.
- 8.10** **25/00332/LDCPR - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD**
Noted.
- 8.11** **25/00303/FUL - 5 & 7 Station Road Edenbridge TN8 5HP**
Noted.
- 8.12** **25/00270/PAE - Greenways Crouch House Road Edenbridge TN8 5EE**
Noted.
- 8.13** **24/01760/HOUSE - One Oak Little Browns Lane Edenbridge TN8 6LJ**
Noted.
- 8.14** **24/01927/FUL - Wilding Farm Spode Lane Cowden TN8 7HG**
Noted.
- 8.15** **24/03394/HOUSE - Little Brownings Brownings Edenbridge TN8 6JF**
Noted.
- 8.16** **24/03431/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ**
Noted.

- 8.17** **25/00121/LDCPR - Sunway Hilders Lane Edenbridge TN8 6LQ**
Noted.
- 8.18** **25/00120/HOUSE - Sunway Hilders Lane Edenbridge TN8 6LQ**
Noted.
- 8.19** **25/00167/LBCALT - Eden Cottage Mill Hill Edenbridge TN8 5BU**
Noted.
- 9** **Planning applications considered outside of a meeting**
None.
- 10** **Consultations**
- 10.1** **Targeted Call for sites 2025 - Sevenoaks District emerging Local Plan - closing date 30 April**
Noted.
- 10.2** **Sevenoaks District Council Better Together survey - closing date 13 May**
Members noted councillors and residents could take part in our 'Better Together' survey which looks at all aspects of the community and asks what improvements could be made to support you into volunteering and community activity.
- 10.3** **On-street electric vehicle charging - Kent County Council**
Members asked for this consultation be added to the Council's Facebook page, noting KCC were currently identifying potential locations for on-street charging points and welcome your thoughts, especially if you own an EV or are thinking about making the switch. Using its online interactive map, residents were asked to nominate their street - this will help gauge where interest is high.
- 11** **Other planning business**
- 11.1** **Spitals Cross Farmstead Drive improvements: names needed for 2 new flatted blocks**
An application had been made to 'SDC Street Naming and Numbering' for the new accommodation for the flats/maisonettes in the new East Block and West Block. After some discussion and looking back at the history of the site noting Spitals was once the location of the hospital run by the monks, and as the Knights Templar were known to have past through Edenbridge, hence the already named Templars Court, Members unanimously,
Resolved: to recommend to SDC:
 - East Block – Knights House (or Court).
 - West Block – Abbots House (or Court).
- 12** **Press release**
KCC consultation on street EVCs.
- 13** **Date of next meeting - 19 May 2025**
Noted.

Members received a re consultation 24/02198/FUL - 2 High Street Edenbridge TN8 5AG, which was considered outside the meeting. Members,

Recommendation: maintain its objections to this application:

- It was noted that the site cannot accommodate its BNG obligations onsite.
- The Highways Technical report also comments on the application, and that it does not meet the expectations set out in the specifications set out by Kent Highways which requested a parking survey for seven day period within 100metres. Instead, there was one 24 hour survey presented as if two midweek, across a 200metre area, and included the Leisure Centre car park over midnight. It also does not include the high street in the day time. Overall, the submitted report is unhelpful.
- The property is literally just on the conservation area boundary; and it should be noted this is a Victorian building (and consideration as a heritage asset).
- There is no parking shown on the application and the areas suggested for parking facilities on Stangrove Road, which has extensive parking restrictions, and Lingfield Road, or Tekram Close are impractical as these streets are much further away from the proposed development site, and the relief road is already a very busy road.
- Parking at that end of the town centre is already used during the day by local businesses and shoppers. If this parking is lost it will affect the regeneration of the town centre.
- The demolition of a Victorian building for a new block of flats will damage the historic market town appearance and, especially the view when entering the town from the North end.
- The height of this building is not in keeping with the street scene and also inappropriate for a town the size of Edenbridge. It will cause overlooking and loss of light for some neighbours and is over development in a Conservation Area.

20:41 Meeting closed.