

**To Councillors:** J Aldridge (*Chairman*), A Baker, B Cummings, 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 9 June 2025 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  
4 June 2025

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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## Agenda

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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.

## 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 Meeting held on 19 May 2025 (pages 2023-095/1-3).**


 Planning and Transport | 19 May 2025 v.1 - Minutes (Pages 2023-095/1-3)

## 5 **Matters arising not covered elsewhere**

## 6 **Planning Applications to be considered**

### 6.1 **25/01315/LBCALT - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**

Conversion of existing care home to 2no. residential dwellings

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVUKU8BKGC100>

### 6.2 **25/01478/TELNOT - Land East Of Warsop Trading Estate Hever Road Edenbridge TN8 5LD**

The proposed development consists of the installation of 1 x 20m high Hutchinson Engineering Phase 5 monopole , 3 x Commscope antennas, 1 x 0.6m transmission dishe under the antenna, 1 x Wiltshire Cabinet, 1 x Weston Cabinet, 1 x MK5B Link AC cabinet, Other ancillary equipment and underground cabling.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ271BKGPB00>

### 6.3 **25/01424/LDCPR - Corsair Cottage 12 Croft Lane Edenbridge TN8 5BA**

Removing the old conservatory and building a new extension on the same footprint. This is to be insulated so it is usable unlike the current structure with a solid roof, window to the rear and doors to the side.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWIND9BKGLG00>

- 6.4 **25/01327/HOUSE - Maric Crown Road Edenbridge TN8 6AW**  
Proposed 2 bay oak frame garage.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVWFBOBKGDV00>
- 6.5 **25/01208/HOUSE - Leydens Farm Lydens Lane Hever TN8 7EP**  
Erection of pool building  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV8CPHBKG4000>
- 6.6 **25/01100/HOUSE - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD**  
Dormer extensions and rooflight.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUPTYIBKFW400>
- 6.7 **24/01281/HOUSE - Roseneath 4 Spring Cottages Hilders Lane Edenbridge TN8 6JT**  
Two storey side extension with a single storey rear extension.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDJCIGBKGCE00>
- 6.8 **24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge**  
Change of use of land for dog walking  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN9E27BKKKI00>

## 7 **For Information**

- 7.1 **25/01479/W5DAY - Windmill House Mill Hill Edenbridge TN8 5DA**  
Walnut tree - remove.  
**Status: No Objection Lodged**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWWUN3BK0L000>

## 8 **SDC Planning Decisions**

- 8.1 **25/01040/WTPO - Amenity Land Albion Way Edenbridge**  
T1 - Goat willow - Make new pollard 4m from ground level. Height to 8m spread 5m.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUEQ0GBKFR000>
- 8.2 **25/01000/WTPO - 19 Manor House Gardens Edenbridge TN8 5EG**  
T9 Oak - Remove 2-3m of regrowth from Northern stem.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU5GSFBKFO600>
- 8.3 **25/00950/HOUSE - 29A Stangrove Road Edenbridge TN8 5HT**  
Single storey front extension. New skylights to existing flat roof. Alterations to fenestration.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STZWQBKFP000>
- 8.4 **25/01479/W5DAY - Windmill House Mill Hill Edenbridge TN8 5DA**  
Walnut tree - remove.

**Status: No Objection Lodged**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWWUN3BK0L000>

- 8.5 **24/02905/FUL - Land East Of The Fire Station High Street Edenbridge TN8 5AY**  
Erection of a town house with a roof garden and solar panels. New vehicular access and Landscaping.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMA7GLBKK3P00>
- 8.6 **25/00925/LDCPR - 11 Frantfield Edenbridge TN8 5BB**  
Conversion of loft space into habitable space, as well as the addition of rear dormer and front roof lights  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STUFECBKFID00>
- 8.7 **25/00840/FUL - St Johns United Reformed Church Marsh Green Road Marsh Green Edenbridge TN8 5QR**  
New entrance ramp and associated external works to provide access for all.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOVH5BKN3W00>
- 8.8 **24/03219/DETAIL - Gabriels Farm House Mill Hill Edenbridge TN8 5DQ**  
Details pursuant to condition 4 (external lighting) of 23/03277/FUL  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNPOK2BK0ZN00>
- 8.9 **24/03275/HOUSE - 9 Coomb Field Edenbridge TN8 5HL**  
Single storey side extension.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO0NWVBK0L000>
- 8.10 **25/00262/FUL - Ambe House Commerce Way Edenbridge TN8 6ED**  
Installation of purpose made steel stanchions and bird proof netting to pitched roofs at Ambe House.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQWVFBKLYD00>
- 8.11 **25/00470/LDCPR - Christmas Place Shernden Lane Marsh Green Edenbridge TN8 5PR**  
General Permitted Development for a proposed pool house.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRW1Y4BKMCM00>
- 8.12 **25/00658/WTPO - The Oaks 47 Highfields Road Edenbridge TN8 6JW**  
1x Oak tree 10% small branch reduction.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSWH9FBK0ZE00>
- 8.13 **25/00791/DETAIL - Land North West Of Little Browns Railway Bridge Hilders Lane**

## **Edenbridge TN8 6LQ**

Detail pursuant of condition 4 (Construction Traffic Management Plan) of 23/00505/FUL

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STFMBFBKMZW00>

### 9 **Planning Applications considered outside of a meeting**

None.

### 10 **Other Planning Business**

#### 10.1 **Parking audit update: Council sites and High Street capacity**

As part of discussions surrounding the emerging Local Plan, members agreed that it would be helpful to have an understanding of the parking issues around the town centre and at its car parks.

Sites audited week 10 May were Blossoms Park, Leathermarket, Market Yard car park (MYCP) and Church Street, at 9:00am, midday, and post 5:00pm. The number of cars in each car park was recorded, as well as commercial vehicles. For MYCP disabled parking and electric charging spaces were also recorded.

A meeting of the Parking Working Group (PGW) will take place over the summer when they will review the audit results and consider repeating this exercise in September. The PWG will also discuss other parking hotspot areas across the town.

**Do members have any comments?**

### 11 **Transportation matters**

The next full transportation meeting is scheduled for 13 October. However, as this has not taken place for some while, this has been included on this agenda. Items can also be reported/updated through committee as needed.

#### 11.1 **Correspondence received**

##### 11.1.1 **Mill Hill - road safety**

Resident's email received recently raised concerns about traffic speeds; need for signage; lack of crossing.

Traffic volume, speeding, and road safety at Mill Hill (B2026) are raised by residents from time to time, it has also been identified by Council, and is on the Highways Improvement Plan (HIP) as an area for safety intervention considerations. Below is a summary of points in response to the resident:

- A Vehicle Activated Sign (VAS) was previously installed at the southern entrance to Edenbridge near Blossoms Park in 2005. In 2023 this was removed Kent County Council (KCC) Highways after it became inoperable. KCC advised they would not replace it.
- Council is now looking at a £10k application to Community Infrastructure Levy (CIL) Board to replace the sign.
- Speed survey carried out in 2024 along Mill Hill (near Blossoms Park) recorded average speeds ranging from 24.6 to 30.94 mph.
- 2022 the Council purchased a portable Speed Indicator Device (SID), which is rotated between approved Highways locations - including Mill Hill near Portland

Vets.

- SIDs are intended to raise driver awareness by highlighting when vehicles are travelling over the speed limit. Data collected from the SID is analysed intermittently; however, the most recent data reviewed did not indicate a sufficient speeding issue to warrant further intervention at that time.
- Improved 30-mph signage including "white gates" at the town entrance to encourage drivers to slow down. However, due to the lack of a sufficient two-metre verge, this was not approved. We continue to advocate for alternatives.
- Pedestrian Crossing: Highways deemed unsuitable due to proximity to several junctions (Old War Memorial Hospital, Mead Road, Blossoms Park entrance, and the petrol station). Nonetheless, we continue to push for improved pedestrian safety measures and keep the crossing request on the HIP.
- In our response to the 2024 Draft Local Plan consultation, the Council highlighted the need for pedestrian safety improvements as part of any redevelopment of the Old Hospital site. We specifically called for upgraded pavements and crossings in this area.
- Community Speedwatch: The Council facilitates the scheme with Kent Police. Blossoms Park is one of 15 approved sites. While recent sessions have recorded only a small number of speeding vehicles, those identified are reported to Kent Police.

### **Do Members have any comments?**

#### 11.1.2

##### **Enterprise Way parking**

For the past three years, Council has received some emails from residents, and one recently from a local business, raising concerns about parking along Enterprise Way which cause obstructions to both vehicles and pedestrians. Complaints include: parking on pavements; double parking restricting access; parking too close to junctions restricting visibility and access.

The Council shares these concerns and acknowledges that parking and access have become a significant problem for businesses and residents in that area, and which has worsened in recent years. Particularly due to increased development nearby and the nature of some of the businesses which attract more vehicles adding further pressure to already limited space and are clearly impacting both access for large vehicles and the safety of pedestrians.

Unfortunately, the Town Council does not have powers to enforce parking or make changes to the highways. These responsibilities lie with the relevant authorities:

- Parking Enforcement: This is managed by Sevenoaks District Council (SDC). If vehicles are parked in contravention of existing restrictions – reports need to be made to SDC to help them better understand problem areas and direct enforcement efforts.
- Pavement Parking: This is a police matter, but they must witness the obstruction to take action - specifically where access is impassable. Reports can be made via 101 or online at <https://www.mycommunityvoicekent.co.uk/>
- Highways and Yellow Lines: The responsibility for introducing new restrictions, such as yellow lines, lies with Kent County Council (KCC). Highways can also be reported directly to KCC via their portal: <https://www.kent.gov.uk/roads-and-travel/report-or-track-a-problem-on-the-road-or-pavement>.

Three of our Town Councillors (who also serve as District Councillors - and one was also a County Councillor at the time) met with SDC officers and the Police to discuss the issues on Enterprise Way. While the concerns were taken seriously and raised further up the chain, we regret that no concrete action has yet been taken to improve the situation.

Enterprise Way is not currently on the HIP. Members could consider this next year when the HIP is reviewed.

### **Do Members have any comments?**

#### 11.2 **Trains information**


The next Steering Group meeting is Tuesday 10 June. Unfortunately, we do not have a representative but will receive a copy of the meeting minutes. Meeting notes from the previous meeting - 18 February are attached.

The latest newsletter is attached for information. Also below is a link to South East Communities Rail Partnership website is below.

### **Do Members have any trains information to comment?**

<https://my.newzapp.co.uk/t/view/1755833460/121930426>

<https://www.southeastcrp.org/>

 Annex 1: Uckfield Steering Group Meeting minutes - 18 February 2025\_redacted.pdf

#### 11.3 **Buses Information**

Council office continues to provide printed timetables for:

- 236 - Oxted, Edenbridge, Lingfield
- 231 and 233 - Tunbridge Wells, Edenbridge, Lingfield

#### 11.4 **Highways matters**

**Pound Green** - SGN set up a works base on Pound Green. Having contacted Kent Streetworks to enquire more details, they advised that a licence had not been issued, and that SGN has been issued with a fixed penalty notice and been asked to remove the equipment as soon as possible. Streetworks has advised SGN will be in touch regarding any potential repairs to the green.


**Lingfield Road** - 16th June 2025 for 5 days - Coppard Plant Hire Ltd - Temporary Road Closure

**Crouch House Road** - Network Rail Infrastructure Ltd - Temporary Road Closures - several dates had been advised across the year. At the moment we understand these have been postponed. The Council's website does post road closure notices and will update when new dates are confirmed.

**Highways maintenance reporting report** 01 May to 04 June, see attached. The report was meant to show outstanding, but included resolved incidents; however, it provides a range of incidents reported. Mont Saint Aignan Way recently had a fallen tree. The Council's groundstaff did clear the fallen branch across the pavement, but left debris for Highways.

### **Do Members have any comments?**

<https://one.network/?tm=142893580>

 Annex 2: 250501 to 250604 outstanding Highways ReportViewer.pdf

#### 11.5 **Speed Indicator Device - update**

In the absence of the Community Warden (CW), the Speed Indicator Device (SID) has been out. The data from previous time also needs to be downloaded.

Cllr Stockdale has offered to analyse data from the SID and produce six-monthly summary

reports. Once the CW returns the SID will go return to its cycle of the five approved locations.

### **Do Members have an questions?**

<https://www.edenbridgetowncouncil.gov.uk/traffic-calming-highways/>

11.6

### **Speedwatch**

In January, the CW reported to Council five speed awareness days with the volunteers with two further sessions cancelled because of the weather conditions. There is also an issue with the Unipar Dual Display board which Kent Highways has agreed to purchase a new one for us - there was a six month order time and we hope to be receipt of this July/August.

Unfortunately, the CW is currently on long-term absence which has meant sessions have not been organised. Cllr Stockdale has volunteered to be the Council's responsible person to attend sessions with volunteers. As soon as we have the new speed board, we can start the sessions again.

### **Do Members have any comments?**

11.7

### **Highways Improvement Plan (HIP) update**

The Highways Improvement Plan is published on the website (link below).

Updates:

White Gates - we had been expecting the approved white gates for Main Road and Crouch House Road to have been installed in March. Apparently the engineer raised an issue. We are still waiting to hear when these will be installed.

White Gates - Mill Hill - Highways has advised that there is not sufficient space, a minimum of two metres is required spaces. Having disputed this, we have measured just 1.8m. However, we have believe highways could explore the potential for the opposite side of the road so have kept on the HIP.

Zebra crossings - Highways maintenance has assessed each site and reported where painting improvements could be made, but said they all meet the standards and requirements.

Outstanding from the HIP meeting:

- 20 and 30 mph banners to be provided to the town for putting up on Lingfield Road, High Street and Main Road
- Station Road – pedestrian crossing. Recent pedestrian survey to be compared to vehicle traffic for P:V ratio. Whilst noting an assessment of the road concluded a crossing not viable, to revisit this and see what could be done, especially in view of pedestrian survey result. We have listed this as priority one of the HIP.
- Lingfield Road - investigation into signage for “unsuitable for HGVs” and to get costs for KCC/ETC to consider funding signage.
- Four Elms Road - Kent Highways to arrange two new speed surveys (ATCs) between medical centre and the railway bridge. We think these may have taken place but will enquire about the result.

Main Road/Swan Lane junction - potential yellow lines. Before this can be discussed further the Council needs to carry out an informal residents’ consultation by writing to all the residents in that area. If there is supported, Council can discuss with Kent Highways to consider as TRO. Council would need to fund this through its CIL funds and make an application to the CIL Board.

## **Do Members have any comments?**

<https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2025/06/250310-HIP-2025-conf-PT.pdf>

### 12 **Consultations**

#### 12.1 **On-street electric vehicle charging - KCC - ongoing**

This has also been reported to Council (12 May 2025). KCC have an open consultation where residents can nominate a street for a public charge point, this will be used to help gauge the need. They cannot guarantee that every suggestion will receive an EVC point, but they are asking residents thoughts.

<https://letstalk.kent.gov.uk/on-street-ev>

### 13 **Press Release**

### 14 **Date of Next Meeting - 30 June**