

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 21 July 2025 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Michael Gemmell Smith, Alan Layland, Stuart McGregor, Vince Parker, Angela Read (*Vice-Chairwoman*), Michael Stockdale, Jeff Streets, Bob Todd
In attendance: Planning Officer, no members of the public and no members of the press.
The meeting started at 19.30

1 To Receive Apologies for Absence

Apologies were received and accepted from Councillors A Baker, B. Cummings and M. McArthur.

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

Councillors M. Gemmell Smith, A. Layland and S. McGregor declared a non-pecuniary interest in item 6.1 of the agenda

3 Public Questions and Statements

None

4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 30 June 2025 (pages 2023-099/1-2).

Resolved: to confirm the minutes of the Planning Committee meeting held on 30th June 2025 and that they be signed by the Chairman as a true and accurate record, 099/1-2.

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 25/01747/HOUSE - Marlpit Farm House Swan Lane Edenbridge TN8 6BA

Recommendation: *Members supported this application.*

6.2 25/01639/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ

Recommendation: *Members supported this application.*

6.3 25/01669/HOUSE - 4 Clark Close Edenbridge TN8 6FN

Recommendation: *Members supported this application.*

7 For Information

7.1 25/01610/LDCPR - Spenceborough Crouch House Road Edenbridge TN8 5EE

Noted.

7.2 25/01688/PAC - Lennox Cato Antiques 1 Church Street Edenbridge TN8 5BD

Recommendation: *Members supported this application subject to the Conservation Officer's approval.*

7.3 25/01756/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ

Noted.

- 7.4** **25/01853/DETAIL - Kybo Solar Farm Ltd Hilders Lane Edenbridge TN8 6LQ**
Noted.
- 7.5** **25/01653/DETAIL - Brook Cottage Hartfield Road Edenbridge TN8 5NH**
Noted.
- 7.6** **25/01917/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**
Noted.
- 7.7** **25/01774/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**
Noted.
- 7.8** **25/01824/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach Edenbridge TN8 5LP**
Noted.
- 8** **SDC Planning Decisions**
- 8.1** **25/01020/HOUSE - 44 High Street Edenbridge TN8 5AJ**
Noted.
- 8.2** **25/01021/LBCALT - 44 High Street Edenbridge TN8 5AJ**
Noted.
- 8.3** **25/01314/FUL - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**
Noted.
- 8.4** **25/01315/LBCALT - Stanholm Residential Care Home Mill Hill Edenbridge TN8 5DB**
Noted.
- 8.5** **25/01673/DEMNOT - Warsop Trading Estate Hever Road Edenbridge TN8 5LD**
Noted.
- 8.6** **25/01327/HOUSE - Maric Crown Road Edenbridge TN8 6AW**
Noted.
- 8.7** **25/01100/HOUSE - Forge Cottage Rear Of 31A High Street Edenbridge TN8 5AD**
Noted.
- 9** **Planning Applications Considered Outside of A Meeting**
- 9.1** **25/01511/HOUSE - 45 Ridge Way Edenbridge TN8 6AU**
Recommendation: *Members supported this application.*

Members noted and approved the comments made.

10 Consultations

None.

11 Other Planning Business

11.1 To Discuss the Infrastructure Plan

Members were satisfied with the the Infrastructure Plan wording having made some changes and were happy for Committee Chairman and the Town Clerk to submit the Infrastructure Plan to Sevenoaks District Council.

11.2 EDN1 Edenbridge Town Stragety

Members were satisfied with the EDN1 wording having made some changes and were happy for Committee Chairman and the Town Clerk to submit the EDN1 to Sevenoaks District Council.

11.3 The inclusion of swift nest bricks/boxes as a requirement for future planning applications for the south end of Edenbridge.

Resolved: Members to contact Sevenoaks District Council to consider whether to require swift nest bricks/boxes as a planning condition for future development applications in the south end of Edenbridge.

12 Press Release

None.

13 Date of Next Meeting 18th August 2025

The meeting ended at 20.35