

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 18 August 2025 at 7:30 pm

Present: Cllrs. Angela Baker, Michael Gemmell Smith, Alan Layland, Angela Read (*Vice-Chairwoman*),
Michael Stockdale
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 Cllrs J Aldridge, B Cummings, M McArthur, S McGregor, J Streets and B Todd.

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

None.

3 Public Questions and Statements

None.

4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 21 July 2025 (pages 2023-102/1-3).

Resolved: to confirm the minutes of the Planning Committee meeting held on 21st July 2025 and that they be signed by the Chairman as a true and accurate record, pages 2023-102/1-3.

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 25/01961/HOUSE - Roween Mill Hill Edenbridge TN8 5DQ

Recommendation: *Members supported this application.*

6.2 25/01881/HOUSE - 2 Albion Way Edenbridge TN8 6JJ

Recommendation: *Members supported this application.*

6.3 25/01498/FUL - Wilding Farm Spode Lane Cowden TN8 7HG

Recommendation: *Members supported this application and made no comments, but agreed with the Officers' recommendations.*

7 For Information

7.1 25/02055/WTCA - Edenbridge Fire Station High Street Edenbridge TN8 5AY

Noted.

7.2 25/00023/NEWDEV The Community Centre Farmstead Drive Edenbridge Kent TN8 6DX

Noted.

7.3 25/02138/WTPO - Edenbridge Manor Care Home Mont St Aignan Way Edenbridge TN8 5FA

Noted.

7.4 25/02216/WTPO - Land North East Of 10 Donington Park Close Edenbridge TN8 6DW

Noted.

7.5 25/02085/DETAIL - Vet Clinic At The Bungalow Skinners Lane Edenbridge TN8 6LW

Noted.

7.6 25/02151/DETAIL - Vet Clinic At The Bungalow Skinners Lane Edenbridge TN8 6LW

Noted.

8 Appeals

8.1 25/00027/RFPLN Land East Of The Fire Station High Street Edenbridge Kent TN8 5AY

Noted.

9 SDC Planning Decisions

9.1 25/01478/TELNOT - Land East Of Warsop Trading Estate Hever Road Edenbridge TN8 5LD

Noted.

9.2 25/01529/CONVAR - Freeways Stick Hill Edenbridge TN8 5NL

Noted.

9.3 25/01374/HOUSE - Holcombe Main Road Edenbridge TN8 6JE

Noted.

9.4 24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge

Noted.

9.5 25/01208/HOUSE - Leydens Farm Lydens Lane Hever TN8 7EP

Noted.

9.6 24/01281/HOUSE - Roseneath 4 Spring Cottages Hilders Lane Edenbridge TN8 6JT

Noted.

10 Planning Applications Considered Outside of A Meeting

Noted.

10.1 25/00077/FUL - New Barns Farm Greybury Lane Marsh Green TN8 5QP

Agreed and noted.

10.2 25/01964/HOUSE - 9 Greshams Way Edenbridge TN8 5NY

Agreed and noted.

11 Other Planning Business

11.1 Parish Bus Stop Shelter Grant 2025/2026

Resolved: to refer this Consultation to the Full Council meeting on 8th September.

11.2 Proposed Base Station Installation Upgrade at cs14027823 – Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5DJ (544976e, 145657n)

Recommendation: *Members support this application.*

12 Consultations

12.1 The NHT Public Satisfaction Survey on Highways and Transport Services

Recommendation: Members asked for the office to make sure this consultation is well advertised

12.2 Dormansland Neighbourhood Plan.

Noted.

13 Delegated business

13.1 Settlement Spatial Plans (SSP): to consider potential for an SSP

Resolved: to defer the purchase of a Settlement Spatial Plan until after the Reg.18 and members agreed to building a relationship with a Planning Consultant.

13.2 To receive an update on the Eden Valley Museum Lease negotiations and consider and approved the proposed Deed of Variation – new clause 52

Resolved: Members noted the update on the lease negotiations and approved the execution of the Deed of Variation.

14 Press Release

Members wish to advertise the The NHT Public Satisfaction Survey on Highways and Transportation Services, item 12.1 on the agenda.

15 Date of Next Meeting 1st September 2025

The meeting ended at 20.10