

**Minutes of the Meeting of Planning and Transport held in Rickards Hall on 1 September 2025 at 7:30 pm**

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Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Alan Layland, Margot McArthur, Stuart McGregor, Vince Parker, Angela Read (*Vice-Chairwoman*), Bob Todd

In attendance: Planning officer, two 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 B Cummings, M Gemmell Smith, M Stockdale, J Streets and B Todd.

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

None.

**3 Public Questions and Statements**

*The Meeting was closed for Public Questions at 19.32.*

Two members of NEDRA asked firstly whether Edenbridge Town Council will be insisting that planning applications will be included in the Local Plan.

Several councillors spoke assuring the speakers that the council has raised this repeatedly with individual Developers and Sevenoaks District Council, but cannot insist on any particular developments being included in the Local plan.

The NEDRA members also asked about the KCC/UK Government Funded Local Bus Intervention Grant and asked whether the council could ask for a grant to fund a bus to Pembury Hospital.

Cllr Layland explained that the Edenbridge Voluntary Transport now had 40 drivers and had just secured funding to continue the service.

Cllr Baker added that volunteer drivers may not be able to provide a service for everyone and said it was a struggle to find drivers willing to go to Maidstone Hospital. Cllr Baker suggested that EVT could try to work alongside Dial-a-Drive to access extra services, although funding would be required for this.

Cllr Layland said that costs are kept to a minimum, and not everyone can afford a taxi but can make a contribution just over the fuel costs.

Cllr Mc Gregor suggested pushing for a bus service for Edenbridge, after which a general discussion about the lack of buses and previous bus services in the town.

*The Meeting was re-opened at 19.40.*

**4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 18 August 2025 (pages 2023-103/1-3).**

**Resolved:** to adopt the minutes of the Planning meeting held on 18th August 2025, and that they be signed by the Chairman as a true and accurate record, pages 2023-103/1-3

**5 Matters Arising Not Covered Elsewhere**

None.

**6 Planning Applications to Be Considered**

**6.1 25/02078/HOUSE - Mayfield Cottage 44 Lingfield Road Edenbridge TN8 5DX**

**Recommendation:** *Members supported this application subject to there not being unreasonable overlooking into neighbouring properties.*

**6.2 25/01622/OUT - Roger Platts Garden Design And Nurseries Leydens Nursery Hartfield Road Edenbridge TN8 5NH**

**Recommendation:** Members objected to this application and commented:

- *The site is in the Greenbelt and within the National Landscape so this development would impact on the openness of the Greenbelt.*
- *Parking would be an issue on the site for the number of units applied for.*
- *There was no mention of the aircraft noise. The site is in the Gatwick flight path, and their website will show where the increased flight numbers will increase when the new runway is operational.*
- *There was not a need for self-build units in Edenbridge. Those marketed at Hilders Farm have not yet sold and it is documented that buyers of self-build plots favour isolated plots (25/00589/CONVAR).*

**7 For Information**

**7.1 25/02304/WTPO - 11 Hunters Way Edenbridge TN8 6GB**

Noted.

**7.2 25/00065/NEWDEV Land And Car Park East Of Croft Hall 13 High Street Edenbridge Kent TN8 5AB**

Noted.

**7.3 25/02289/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Noted.

**7.4 25/02414/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Noted.

**7.5 25/02413/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**

Noted.

**7.6 25/00059/NEWDEV The Edenbridge Medical Centre Station Road Edenbridge Kent TN8 5ND**

*Recommendation: Members commented:*

- *This was a missed opportunity to name the flats after something related to Edenbridge.*
- *Previously the Town Council have been consulted on new Street Names but were not this time.*

**8 SDC Planning Decisions**

**8.1 25/01511/HOUSE - 45 Ridge Way Edenbridge TN8 6AU**

Noted.

**8.2 25/01639/CONVAR - Cherry Bryn Stick Hill Edenbridge TN8 5NJ**

Noted.

**9 Planning Applications Considered Outside of A Meeting**

None.

**10 Consultations**

None.

**11 Other Planning Business**

**11.1 2025/644 Agricultural Land At Haxted Mead, Lingfield, Surrey, TN8 6PX**

**Recommendation:** Members expressed their approval of the current Transport Plan which did not include any vehicle movements via Edenbridge. They wished to add that it would have a detrimental effect on the town if site traffic came through Edenbridge due to the limitations of the town road network.

**11.2 To note: SDC DCC to consider 24/02765/OUT - Land North Of Town Station Cottages**

Members noted that the SDC officers had not published their advice, and agreed that this application will be considered by the Planning Committee meeting of 22nd September 2025.

**11.3 UK Government Funded Local Bus Intervention Grant**

Councillors discussed the limited funds available and the robust plans required and felt that this would require a disproportionate amount of work for the likely return. Members also noted that the deadline for applications was 31. October, so a decision to pursue an as-yet unidentified proposal did not need to be taken at this meeting.

**12 Press Release**

None.

**13 Date of Next Meeting 22nd September 2025**

The meeting ended at 20.10.

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