

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 13 October 2025 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Alan Layland, Margot McArthur, Vince Parker, Angela Read (*Vice-Chairwoman*), Michael Stockdale

In attendance: Town Clerk; and five members of the public. There were no representatives from the press.

19:30 The meeting opened.

1 To Receive Apologies for Absence

Apologies for absence were received, noted, and accepted, from Cllrs Gemmell Smith, McGregor, Streets and Todd.

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

None.

3 Public Questions and Statements

19:31 *The Chairman closed the meeting.*

A representative from NEDRA (New Edenbridge and District Residents Association) said that NEDRA would like to work with the Town Council to create opportunities for events on the Reg 18 Local Plan consultation, and so that timings of their events did not clash. They would also like to promote the Town Council Reg 18 events.

19:32 *The Chairman re-opened the meeting.*

4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 22 September 2025 (pages 2023-107/1-3).

Resolved: to adopt the minutes of the Planning Committee meeting held on 22 September, and that they be signed by the Chairman as a true and accurate record, 107/1-3.

The Chairman proposed at this point to bring forward agenda Item 11.1 Draft District Plan and 11.1.1 Town Council Information Sessions and leaflet Drop, for discussion following as there were members of the public present for that item.

*Members agreed unanimously and **resolved** to bring forwards agenda item 11.1 and 11.1.1. Details are minuted sequentially to follow the agenda order (item 11.1 and 11.1.1).*

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: to support this application.

6.2 25/01498/FUL - Wilding Farm Spode Lane Cowden TN8 7HG

Recommendation: to support this application.

6.3 25/02370/HOUSE - 2 Skinners Lane Edenbridge TN8 6LW

Recommendation: to support this application.

6.4 25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge

Recommendation: to support this application. Though asked for the Highways Officer to assess and be satisfied with the access safety and visual splays onto/from Lingfield Road.

7 For Information

7.1 25/02706/WTCA - Eden Cottage Mill Hill Edenbridge TN8 5BU

Noted.

7.2 25/02558/DET106 - Oast Farm Lydens Lane Hever TN8 7EP

Noted.

7.3 25/02224/HOUSE - 120 High Street Edenbridge TN8 5AY

Noted.

7.4 25/02224/HOUSE - 120 High Street Edenbridge TN8 5AY

Noted.

7.5 25/02796/WTCA - 4 Katharine Villas Mill Hill Edenbridge TN8 5BP

Noted.

8 SDC Planning Decisions

Noted.

8.1 24/02765/OUT - Land North Of Town Station Cottages Forge Croft Edenbridge TN8 5LR

Noted.

8.2 25/01881/HOUSE - 2 Albion Way Edenbridge TN8 6JJ

Noted.

8.3 25/00589/CONVAR - Hilders Farm Hilders Lane Edenbridge TN8 6LE

Noted.

8.4 25/02078/HOUSE - Mayfield Cottage 44 Lingfield Road Edenbridge TN8 5DX

Noted.

9 Planning Applications Considered Outside of A Meeting

9.1 25/02378/FUL Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY

Ratified:

Recommendation to object to this application for the following reasons:

- High risk of flooding.
- The parking provision is unclear and appears to be inadequate.
- The buildings will be overbearing and:
- The building will cause overlooking over existing buildings.
- The application is inappropriate in the Conservation Area.

9.2 25/02430/HOUSE - 68 Ridge Way Edenbridge TN8 6AP

Ratified:

Recommendation to support this application.

10 Consultations

Edenbridge Local Walking and Cycling Infrastructure Plan (LCWIP) - Prioritising Routes. Sevenoaks District Council 9SDC) consultation opened 07 October closing

date 21 October

Members noted the consultation which SDC had commissioned to provide a comprehensive Local Walking and Cycling Infrastructure Plan (LCWIP) for Edenbridge covering the built up area and connected countryside. The Plan aimed to identify a number of walking and cycling routes to encourage residents, commuters, and visitors to move more sustainably around the area.

One member said they had already responded to the consultation representing the north end of the town at Marlpit Hill. Members discussed the limited time frame of the consultation and notice period, and the constraints in the town to expand cycling and walking routes. They also noted the timing with the emerging Local Plan. Members **agreed** to individually submit responses, and to share feedback to Cllr Aldridge who would co-ordinate a collective Council response.

11 Other Planning Business

11.1 Sevenoaks District Draft Local Plan

Members noted, SDC Local Plan sets out what can be built and where over the next 15 years; the emerging Plan and upcoming Regulation 18 (3) consultation would include proposals for development sites across Edenbridge and the district, as well as infrastructure and development policies.

The Reg 18 consultation would run for seven weeks from 23 October to 11 December 2025 (confirmed by Cabinet 9 October). The Town Council, as a statutory consultee, would be responding once it had considered the proposals and policies, and with the help of its planning consultant.

It would also be hosting consultation events for residents to find out more, to talk to councillors and to help residents make their own informed representations.

11.1.1 Edenbridge Town Council Information Sessions and leaflet Drop

The Town Council was keen to ensure that residents were informed about the upcoming Reg 18 consultation and had plenty of opportunities to view the consultation documents and plans for the proposed development sites. This would include hosting extra drop-in events to give residents an opportunity to discuss the emerging Local Plan with Edenbridge councillors, ask questions, and understand what's being proposed for our town. These sessions would be in addition to the one event hosted by SDC. The Council wanted to ensure residents views are represented - whether they supported, opposed, or wanted to suggest changes to specific proposals - and that they were aware how to submit their responses directly to SDC.

Members discussed the dates and locations for drop-in consultation sessions, keen to ensure that there were sessions each week of the consultation period, and at several different locations - currently they had Bridges, the Leisure Centre, and Rickards Hall. Cllrs Baker and Aldridge said that they had been collating dates, times and venues, and would circulate to members to sign-up to events ensuring sufficient councillor attendance at each event. Dates for all sessions would be widely shared across the Council's website, Facebook, and noticeboards. In addition a leaflet drop to all homes in the TN8-5 and TN8-6 postcode areas with the event details and link to the Reg 18 documents. Members noted and thanked NEDRA for their offer to include Council sessions in its awareness literature.

12 Press Release

None. Though noted the Local Plan Reg 18 consultation events would be promoted.

13 Date of Next Meeting 3rd November 2023

Noted - 03 November **2025**.

2023-109/04

19:57 The meeting closed.