

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 24 November 2025 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Michael Gemmell Smith, Alan Layland, Margot McArthur, Angela Read (*Vice-Chairwoman*), Michael Stockdale, Jeff Streets
In attendance: The 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 for absence were received, noted, and accepted from Cllr Cummings, Cllr McGregor, Cllr Parker and Cllr 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 3 November 2025 (pages 2023-111/1-2).

Resolved: the minutes of the Planning Committee held on 3rd November 2025 be duly signed by the Committee Chairman as a true and accurate record of the meeting; (pages 2023-111/1-2).

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 25/02846/HOUSE - Roughwood Pit Lane Edenbridge TN8 6BD

Recommendation: *Members supported this application.*

6.2 25/02552/HOUSE - The Orangery Spode Lane Cowden TN8 7HG

Recommendation: *Members supported this application but were concerned at the lack of a noise assessment in the documents.*

6.3 25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge TN8 5HN

Recommendation: *Members supported this application.*

6.4 25/02378/FUL - Land Rear Of 130 - 132 High Street Edenbridge TN8 5AY (Amended)

Recommendation: *Members supported this application but maintain their previous comments:*

- 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.

6.5 25/03065/HOUSE - Russetts Swan Lane Edenbridge TN8 6AL

Recommendation: *Members supported this application.*

7 For Information

7.1 25/03192/LDCPR - 4 Brownings Edenbridge TN8 6JF

Noted.

7.2 25/03141/NMA - Land Off Farmstead Drive Edenbridge TN8 6DX

Noted.

8 SDC Planning Decisions

8.1 25/02530/LBCALT - Windmill House Mill Hill Edenbridge TN8 5DA

Noted.

8.2 25/02370/HOUSE - 2 Skinners Lane Edenbridge TN8 6LW

Noted.

9 Planning Applications Considered Outside of A Meeting

None.

10 Other Planning Business

10.1 Appeal: Seasons Farm, Pootings Road, Crockham Hill TN8 6SD (application 25/01007/PAC)

Recommendation: *Members supported the comments of Westerham Town Council and wished to know why the committee was not consulted on this application as it very close to the Edenbridge boundary.*

11 Local Plan update

The Chairman outlined the meetings of the Local Plan Working Group to date, including consideration of individual sites. Work had begun on individual policies, and all Councillors were encouraged to get involved so as to share the workload. Responses would need to be prioritised to fit with the available time of Councillors and staff.

Councillors discussed the two Drop In sessions already held, and the feedback heard from residents. Councillors discussed the next two drop in sessions.

Councillors also discussed the need to find a consultant to support the Regulation 19 phase of work. It was felt this must be a priority in the new-year.

12 Consultations

12.1 Kent Downs Management Plan Review 2026 – 2031

Noted.

13 Press Release

None.

14 Date of Next Meeting 15th December 2025

Noted.

The meeting ended at 20.35.