

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 15 December 2025 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Bill Cummings, Michael Gemmell Smith, Alan Layland, Angela Read (*Vice-Chairwoman*), Michael Stockdale, Jeff Streets, Bob Todd
In attendance: The Town Clerk, the Planning Officer, thirteen 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 Baker, Cllr McArthur and Cllr McGregor.

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

None.

3 Public Questions and Statements

The meeting was closed at 19.32.

A speaker highlighted the loss of green belt at Land South of Philippines Close, and the inadequate single access/emergency access road. They also said that Mead Road and Hever Road traffic would suffer accumulative traffic congestion and flood risk and water supply concerns and the short time given for consultation.

A second speaker expressed disappointment both applications being submitted before the SDC Local Plan was finalised.

Cllr Streets joined the meeting at 19.35.

The meeting was opened at 19.36

4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 24 November 2025 (pages 2023-115/1-2).

Resolved: the minutes of the Planning Committee held on 24th November 2025 be duly signed by the Committee Chairman as a true and accurate record of the meeting; (pages 2023-115/1-2).

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 25/03241/OUT - Land South Of Phillippines Close Edenbridge

Recommendation: Members objected to this application on the grounds of:

- *Green Belt*
 - *Loss of Green Belt.*
 - *his site has clear views across the site to the countryside with only a thin hedgerow at the boundary of the site suggesting notable encroachment into the Green Belt.*
 - *Overdevelopment in the Green Belt.*
 - *The proposed site will landlock other areas which are currently in the Green Belt.*
- *Access to the site and Highways constraints*
- *Philippines Close*

- The developer has not confirmed if they have access rights in Philippines Way.
- It is a private road serving an industrial area off Hever Road, and a residential care home; and the public footpath which is a grass track between hedgerows.
- It is an unadopted road.
- Mead Road
 - Is a 'no-through' narrow single lane road.
 - It is noted that this is proposed as an 'emergency access' only, but it is unclear how this will be restricted to JUST emergency access.
 - The visibility splays off Mead Road on to Mill Hill Road are poor.
- Hever Road
 - Hever Road is a country road, its junction with Philippines Close is constrained: to the east there are no pavements and, to the west only a single narrow pavement on the south side for approx. 50m.
 - Traffic congestion with parked cars along Hever Road to Mill Hill Road which effectively creates a single lane. Pavements have vehicles parked on them creating issues for pedestrians.
 - There are approximately 90 addresses in the suburban part of Hever Road and adding twice that number of homes will increase the problems and access for emergency services will be compromised.
- Foul drainage would be an issue as the existing 9" foul drain would be inadequate.
- Southern Water has not been consulted on managing the additional capacity.
- SUDs – The site is in Flood Zone 1 surrounded by flood plain. The development will increase runoff water, leading to Hever Road which already has excess surface water from heavy rain.

The Council note that this site has been included in the draft Local Plan Regulation 18 (3) consultation (closing date 11 December). The Council has submitted a representation to this site – EDEN15 Land East of Mead Road – and **objected** on grounds of Green Belt harm, visual impact, cumulative impact with other housing sites, failure to make effective use of land and inadequate vehicular access. A full copy of the representation is attached.

6.2

25/03339/OUT - Land South Of Skinners Lane Edenbridge

Recommendation: Members objected to this application.

Members object to this application.

- As a standalone application it does not work and knowing it had previously been part of planning application 24/02765/OUT which was withdrawn.
- Green Belt – being considered as a standalone site, there is
 - Loss of Green Belt.
 - As a site on its own, represents inefficient use of Green Belt land.
 - No exceptional circumstances to justify its loss from the Green Belt.
- Density does not make sense as a standalone application with densities lower than previous application.
- Affordable housing element of 50% question the deliverability of the site.
- Access – the land is currently inaccessible relying on the development of 20/02988/OUT.
 - Access must be via the Four Elms Road site; it cannot be accessed safely from Skinners Lane or other surrounding roads.
 - It fails NPPF 115-116 as a standalone allocation
- The traffic survey relates to this one site, but should be considered as part of the wider Local Plan.

- 7.3** **25/02404/FUL - Farm Buildings West Of Stable Court Lingfield Road Edenbridge TN8 5HN**
Noted.
- 7.4** **25/03461/NMA - Playground Farmstead Drive Edenbridge TN8 6DX**
Noted.
- 8** **SDC Planning Decisions**
- 8.1** **25/01770/FUL - Cranbrook House 40 High Street Edenbridge TN8 5AJ**
Noted.
- 8.2** **25/02494/CONVAR - Rear Of The Royal British Legion Club Croft Hall 13 High Street Edenbridge TN8 5AB**
Noted.
- 8.3** **25/02971/DETAIL - Oast Farm Lydens Lane Hever TN8 7EP**
Noted.
- 9** **Planning Applications Considered Outside of A Meeting**
- 9.1** **25/02845/HOUSE - 2 Greybury Lane Marsh Green TN8 5QP**
Ratified: *Members ratified the comments made.*
- 10** **Consultations**
None.
- 11** **Other Planning Business**
- 11.1** **Sevenoaks Town, following an in-depth project to identify local heritage assets by the Sevenoaks Society, want to encourage more entries from across the District.**
Members agreed that it was important enter our local heritage sites on the Register and will form a working group to identify the sites that should be entered.
- 11.2** **Local Plan - Update**
Members noted the update and Cllr Aldridge thanked the Town Clerk and staff for their work on the town council's response to the local plan. He also mention their would be a press release regarding the local plane update.
- 12** **Press Release**
None.
- 13** **Date of Next Meeting 19 January 2026**

The meeting ended at 20.15