

## Minutes of the Meeting of Planning and Transport held in Rickards Hall on 2 March 2026 at 7:30 pm

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Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Michael Gemmell Smith, Alan Layland, Margot McArthur, Stuart McGregor, Angela Read (*Vice-Chairwoman*)

In attendance: The Town Clerk, one member 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 Councillors B Cummings and V Parker.

### 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 23 February 2026 (pages 2023-126/1-4).

**Resolved:** the minutes of the Planning Committee held on 23rd February 2026 be duly signed by the Committee Chairman as a true and accurate record of the meeting; (pages 2023-126/1-4).

### 5 Matters Arising Not Covered Elsewhere

None.

### 6 Planning Applications to Be Considered

#### 6.1 25/03339/OUT - Land South Of Skinners Lane Edenbridge Kent

**Recommendation:** Members objected to this application and wished to maintain their previous comments as amended below:

- As a standalone application it does not work, and knowing it had previously been part of planning application 24/02765/OUT which was withdrawn. This reduces the benefits to Edenbridge.
- 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. Members also noted the higher densities close to the flood plain and lower at the front 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.
- SUDs – The site is 38.5% in Flood Zone 2 and 0.52% Flood Zone 3. The development will increase runoff water and potential flooding on the site which is clay. Mitigations are needed for the cumulative impact of development along St Brelades Stream (Kent and Surrey Golf Course, Champions Way, Spitals Cross and this site).
- Infrastructure – it is unclear the infrastructure benefits to the town as would not

be part of a combine application, thus houses but with not infrastructure commitments.

The Council note that this site has been included in the draft Local Plan Regulation 18 (3). The Council has submitted a representation to this site – EDEN12 Land south west of Skinners Farm Road. It supported this site only as part of a joined-up fully integrated strategic northern development with EDEN9 and the approved Four Elms Road scheme (20/02988/OUT), subject to flood mitigation, biodiversity management, and safe access via Four Elms Road.

It does not support this site as a standalone allocation.

The Town Council would expect to receive a full Design statement for the wider site including application 20/02988./OUT and showing the full infrastructure benefits for Edenbridge.

- 6.2** **25/03605/FUL - Land Rear Of The Oast Barn Hilders Lane Edenbridge Kent TN8 6LE**  
**Recommendation:** Members wished to repeat their objection to this application:
- This application is inappropriate development in the greenbelt.
  - Very special circumstances do not apply to this application.
- 6.3** **25/03353/FUL - Chiswell Farm Shernden Lane Marsh Green Edenbridge Kent TN8 5PR**  
**Recommendation:** Members objected to this application:
- There are no documents regarding mitigation for loss of habit for the bat population.
  - There are no comments from Sutton and East Surrey Water
  - No documents are present regarding sewage management.
- 7** **Planning Appeals**
- 7.1** **26/00010/RFPLN Leydens Farm Lydens Lane Hever Kent TN8 7EP Formation of ancillary building in residential curtilage.**  
 Noted. This appeal will be heard through the Fast Tract Process.
- 8** **For Information**
- 8.1** **25/02900/LDCPR - Croft Hall 13 High Street Edenbridge Kent TN8 5AB**  
 Noted.
- 8.2** **26/00372/PAC - Heating House Mill Hill Edenbridge Kent TN8 5DB**  
 Noted.
- 9** **SDC Planning Decisions**  
 None.
- 10** **Planning Applications Considered Outside of A Meeting**  
 None.
- 11** **Consultations**  
 None.

**12 Other Planning Business**

**12.1 Eccles Lodge - change of use to day nursery under permitted development rights**

Members received notice of the change of use via residents., and noted that in 2008 application No 08/02965/FUL was refused on the grounds that 1) The traffic associated with the development would create unacceptable traffic conditions on the local road network and would interfere with the free flow of traffic and safety of the users of the highway. This conflicts with policy EN1 of the Sevenoaks District Local Plan. and 2) The proposal does not provide for adequate vehicular and pedestrian access to the site to the detriment of road safety. This conflicts with policy EN1 of the Sevenoaks District Local Plan.

The property's previous use as an office and its proposed use as a day nursery both fall within Class E and are therefore permitted under permitted development rights.

Members noted that the Town Council is not required to comment on this application, however they raised concerns regarding the potential for increased traffic and parking problems .

The Town Clerk was asked to notify Kent Highways in case they wished to comment on any Highways related matters.

**12.2 Street naming and numbering - The King and Queen, 81 High Street**

Noted.

**13 Press Release**

None.

**14 Date of Next Meeting - Monday 23 March**

The meeting ended and 19.59.

Pending Adoption