

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 20 July 2026 at 7:30 pm

Present: Cllrs. Margot McArthur, Stuart McGregor, Angela Read (*Vice-Chairwoman*), Bob Todd
In attendance: The Town Clerk, no 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 Cllr Aldridge, Cllr Baker, Cllr M Gemmell Smith, Cllr A Layland, Cllr V Parker and Cllr M Stockdale.

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

3 Public Questions and Statements

Meeting closed at 19.30.

There were no public questions.

Meeting opened at 19.30

4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 29 June 2026 (pages 2023-143/1-4).

Resolved: The minutes of the Planning Committee held on 29 June 2026 be duly signed by the Committee Chairman as a true and accurate record of the meeting held on 29th June; (pages 2023-143/1-4).

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 26/01390/ADV - Paydens Pharmacy 36 High Street Edenbridge Kent TN8 5AJ

Recommendation: *Members objected to this application and commented that illuminated signs are prohibited in the Conservation Area and this sign would be out of keeping with the street scene.*

6.2 26/01292/LBCALT - Eden Cottage Mill Hill Edenbridge Kent TN8 5BU

Recommendation: *Members supported this application but commented that the property is in the Conservation Area and the solar panels are at the rear of the property on the roof of a 1960's extension.*

6.3 25/03329/HOUSE - 1 Cornwallis Gardens Marsh Green Road Marsh Green Edenbridge Kent TN8 5QE

Recommendation: *Members supported this application subject to the Highways Officer's approval.*

6.4 26/01429/HOUSE - 1 Bell View Marsh Green Road Marsh Green Edenbridge Kent TN8 5PU

Recommendation: *Members supported this application.*

6.5 26/01549/HOUSE - 31 Westways Edenbridge Kent TN8 6AA

Recommendation: *Members supported this application.*

6.6 26/00903/HOUSE - Windmill House Mill Hill Edenbridge Kent TN8 5DA

Recommendation: *Members supported this application subject to the Conservation Officer and the Tree Officer's recommendation(s).*

6.7 26/01783/PIP - Land West Of Gabriels Farmhouse Marsh Green Road Marsh Green Edenbridge Kent TN8 5PP

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

- *There are no special circumstances for building in the greenbelt.*
- *This application would have an impact on the appearance of the greenbelt.*
- *The site is in the Conservation Area.*
- *This would be overdevelopment in the greenbelt.*
- *The application conflicts with the Council's spatial strategy focusing development within settlement confines (Local Plan Policies LO1/LO7).*
- *There is no provision for biodiversity net gain.*
- *A sustainable drainage system must be provided at the detailed stage.*
- *The footpath on to Mill Hill would cause highways safety concerns and there is no continuous footpath.*

7 For Information

7.1 26/01644/WTCA - 5 Fairfield Close Edenbridge Kent TN8 5FJ

Noted.

7.2 25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG

Noted.

7.3 26/01779/PAE - Oaklands Four Elms Road Edenbridge Kent TN8 6AG

Noted.

7.4 26/01429/HOUSE - 1 Bell View Marsh Green Road Marsh Green Edenbridge Kent TN8 5PU

Noted.

8 SDC Planning Decisions

8.1 26/00883/HOUSE - Ashcombe Hilders Lane Edenbridge Kent TN8 6LD

Noted.

8.2 26/00849/HOUSE - Wheatsheaf Barn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL

Noted.

8.3 25/02845/HOUSE - 2 Greybury Lane Marsh Green Kent TN8 5QP

Noted.

8.4 26/00953/HOUSE - 72 Hever Road Edenbridge Kent TN8 5DJ

Noted.

8.5 26/00863/HOUSE - Christmas Place Shernden Lane Marsh Green Edenbridge Kent TN8 5PR

Noted.

8.6 25/03534/HOUSE - Wilding Farm Spode Lane Cowden Kent TN8 7HG

Noted.

9 Planning Applications Considered Outside of A Meeting

10 Consultations

Noted - Councillors will submit individual responses.

11 Local Plan - Regulation 19 update

Members noted the Local Plan Update and have been contacting Cllr Baker to advise the dates and times they can attend the drop-in sessions.

The Regulation 19 consultation is the final opportunity for residents and organisations to submit representations before the Local Plan is submitted for independent examination. The consultation differs from the previous Regulation 18 stage, as representations should address the statutory planning tests that will be considered by the Planning Inspector.

SDC intends to submit the Local Plan and all duly made representations to the Planning Inspectorate by 31 December 2026 for independent examination.

The Town Council's public information sessions were confirmed:

- Thursday 30 July - 9.00am to 11.00 am at the Thursday Market (Bridges 11.00am to 12.00 noon).

Rickards Hall dates:

- Thursday 6th August – 12 noon to 2.00 pm
- Thursday 27th August – 12 noon to 2.00 pm
- Wednesday 2 September – 5.00 pm – 8.00 pm

Households across the TN8 5 and TN8 6 postcode areas have had a leaflet with the drop-in sessions details delivered to them. Details will also be included in the Council's September newsletter and published on the Town Council's website.

12 Other Planning Business

12.1 STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847 St Brelades Court Crouch House Road Edenbridge Kent TN8 5LL

Noted.

**13 Closure of Public Toilets for Two Weeks in August
Council Matters Considered Under Delegated Authority**

Members noted the closure period of the public toilets.

14 Press Release

None.

15 Date of Next Meeting 17th August 2026

The Meeting ended at 19.55