

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 17 August 2026 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Alan Layland, Angela Read (*Vice-Chairwoman*), Bob Todd
In attendance: The Planning Officer, two members of the public and no members of the press.

1 To Receive Apologies for Absence

Apologies were received and accepted from Cllr M Gemmell Smith, Cllr M McArthur, Cllr S McGregor, Cllr V Parker, Cllr M Stockdale and Cllr Streets.

2 Declaration of Interests or Predetermination, including interests not already registered
None.

3 Public Questions and Statements

Meeting closed 19.33

The Chairman proposed to bring forward agenda item 6.2 26/01529/FUL - Land South Of Sunnyside Edenbridge Kent as there were two residents for this item in attendance. Members agreed unanimously and resolved to bring forwards agenda item 6.2 planning application 26/01529/FUL Details are minuted sequentially (item 6.2).

One member of the public spoke on this application stating that the developer is proposing one parking space per dwelling and many of them are three and four bedroom houses. They stated there were already parking problems in Sunnyside due to the overflow from Enterprise Way and were concerned about the the wildlife in the pond there. Also, many of the residents of the existing housing use the path through Sunnyside to get to the railway station.

Meeting opened 19.45

4 To receive, approve and sign the minutes of the Planning and Transport Meeting held on 20 July 2026 (pages 2023-146/1-3).

The minutes of the Planning Committee held on 20 July 2026 be duly signed by the Committee Chairman as a true and accurate record of the meeting held on 20 July; (pages 2023-146/1-3).

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

The Chairman proposed to bring forward agenda item 26/01529/FUL - Land South Of Sunnyside Edenbridge Kent as there were two residents for this item in attendance. Members agreed unanimously and resolved to bring forwards agenda item 6.4 planning application 26/01529/FUL. Details are minuted sequentially (item 6.4).

6.1 26/00859/FUL - Sontay Ltd Four Elms Road Edenbridge Kent TN8 6AB

Recommendation: *Members supported this application.*

6.2 26/01529/FUL - Land South Of Sunnyside Edenbridge Kent

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

- *Parking - the provision of one space per property is inadequate. Sunnyside already has parking problems. While the site is close to Edenbridge (Kent) station, both stations have one train per hour in each direction. Bus services are similarly*

sparse. Residents are overwhelmingly likely to depend on cars for their routine transport.

- Kent Police have stated that they should have been consulted as Designing out Crime Officers to address CPTED and incorporate Secured by Design as appropriate.
- Drainage - KCC have commented that while it appears that runoff would be directed via the accessed road corridor, the submitted information does not include finished level details or analysis to demonstrate this. The drainage strategy does not provide a SuDS approach to surface water management and is not considered to represent a sustainable drainage system in accordance with the National Standards for Sustainable Drainage Systems.
- Flooding - Due to drainage on the rest of the site, water already backs up on the back of the gardens of the existing houses and is wet all the time. Consideration of this proposal needs to take account of discharge from the proposed ST4-15 Site (Ashcombe Drive) in the Regulation19.
- The Fire Brigades' Emergency Access requirements do not appear to have been met.
- Biodiversity - the applicant's own ecology material confirms the loss of a great crested newt breeding pond, associated terrestrial habitat and woodland, together with an overall on-site biodiversity loss rather than gain.
- No heritage or archaeological statement was submitted with the application despite site being within an area of archaeological potential and archaeology consultation being triggered. Work has been going on around the pond, damage the ground and displacing wildlife. Provision should have been made for the wildlife before starting work around the pond.
- The application should comply with Core Strategy Policy SP3, the Affordable Housing SPD 2011 and the requirements of the NPPF. The Planning statement makes no mention of this.
- The application states that buses and trains run regularly in Edenbridge. The trains are usually one per hour and buses have limited time-tables. This will mean that more residents will need cars. The traffic survey cannot be accurate.
- Councillors had received complaints about access to the existing site through the industrial estate. Densely parked vehicles pose safety challenges to road users and pedestrians.
- The increased density will cause overlooking of the new and existing houses.
- There is no report addressing meeting affordable housing numbers

7

For Information

7.1

26/01871/WTPO - Oaklands Four Elms Road Edenbridge Kent TN8 6AG

Noted.

7.2

26/01715/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE

Noted.

7.3

26/01800/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE

Noted.

7.4

26/01799/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE

Noted.

7.5

26/01970/WTPO - Street Record Albion Way Edenbridge Kent

Noted.

- 7.6** **26/01939/WTCA - Rear Of 53 High Street Edenbridge Kent TN8 5AL**
Noted.
- 7.7** **26/01970/WTPO - Street Record Albion Way Edenbridge Kent**
Noted.
- 7.8** **26/01721/DETAIL - Broadlands Honeypot Lane Edenbridge Kent TN8 6QJ**
Noted.
- 7.9** **26/00903/HOUSE - Windmill House Mill Hill Edenbridge Kent TN8 5DA**
Noted.
- 7.10** **26/01935/DETAIL - Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP**
- Recommendation:** *Members were concerned about the condition of the listed building, and the fact that the developers are not protecting it. Also it was noted there are a number of road closures in Edenbridge as the roads are having to be dug up to provides drainage for the houses. Members agreed that an officer would contact an SDC Planning officer regarding concerns about the listed building.*
- 8** **SDC Planning Decisions**
- 8.1** **26/01306/HOUSE - 24 Bray Road Edenbridge Kent TN8 6BW**
Noted.
- 8.2** **26/00819/HOUSE - Leydens Cottage Hartfield Road Edenbridge Kent TN8 5NH**
Noted.
- 8.3** **26/01305/FUL - The Granary Swan Lane Farm Swan Lane Edenbridge Kent TN8 6AL**
Noted.
- 9** **Planning Applications Considered Outside of A Meeting**
- 9.1** **26/00904/LBCALT - Windmill House Mill Hill Edenbridge Kent TN8 5DA**
Ratified.
- 9.2** **26/01348/HOUSE - Woodlea Crouch House Road Edenbridge Kent TN8 5EN**
Ratified.
- 10** **Consultations**
None.
- 11** **Other Planning Business**
- 11.1** **Street Naming and Numbering Notification - was 102-104 High Street, Now 100A High Street**
Noted.

- 12 Delegated business**
- 12.1 Spatial Settlement Plan (SSP+) – Proposal: To receive an update from ONH Planning on preparation of the SSP and revised quote of £12,950**
- Approved:** Members approved the appointment of ONH Planning to prepare the Spatial Settlement Plan (SSP+) at a cost of £12,950 plus VAT and £200 expenses, with the additional funding to be met from the appropriate reserve(s)
- 12.2 Rickards Hall - to approve the expenditure for floor stand and new varnish, £1,400**
- Approved:** Members supported the officer's recommendation to appoint Contractor A at a cost of £1,400, with the works commencing on 26 August 2026
- 12.3 Members to Consider Waiving the Rickards Hall fees for a free Fall Prevention Awareness Course to be held in the hall.**
- Members were given further information at the meeting that the Friends of Edenbridge Memorial would pay for the fees a free Fall Prevention Awareness Course to be held in the hall so no decision had to be made at the meeting.**
- 13 Press Release**
- None.
- 14 Date of Next Meeting 14th September 2026**