Minutes of the Meeting of Planning and Transport held in Rickards Hall on 26 October 2026 at 7:30 pm

---

Present: Cllrs. Angela Baker, Michael Gemmell Smith, Alan Layland, Margot McArthur, Stuart McGregor, Angela Read *(Vice-Chairwoman)*, Bob Todd
In attendance: The Town Clerk, five members of the public and no members of the press.
Meeting opened 19.30

1 To Receive Apologies for Absence

Apologies were received and accepted from J Aldridge Cllr V Parker, Cllr J Streets, Cllr M Stockdale and Cllr Todd.

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

Cllr S McGregor declared a non-pecuniary and non-personal interest in agenda item 6.8 25/02679/HOUSE Hunters Way Edenbridge TN8 6GB

3 Public Questions and Statements

Meeting Closed 19.33

Three residents addressed the Committee during public questions.

Planning Application 26/02207/FUL – Wheel Cottage, Mill Hill

Resident 1 – A resident of Fairfield Close raised concerns regarding the proposed detached bungalow and its proximity to neighbouring properties. It was noted that the original development of Fairfield Close had been subject to specific separation distances between dwellings. Concerns were expressed regarding the potential loss of privacy, overlooking and changes to the existing outlook, particularly given the current screening provided by trees.

The resident also questioned the description of the proposal as completing the development of Fairfield Close, emphasising that the proposed dwelling was not part of the original development and would not have vehicular access from Fairfield Close. It was suggested that the proposal constituted backland development rather than infill development.

Reference was made to Policy EN2 and its provisions relating to privacy, overlooking and overbearing development.

Resident 2 – A further resident of Fairfield Close raised concerns regarding access, parking and security. It was emphasised that Fairfield Close was a private road, with no rights of access to the proposed dwelling, and that parking was not permitted along the road.

Concerns were expressed that the submitted plans could give the impression of access from Fairfield Close, particularly given the proposed orientation of the dwelling and its entrance. The resident also highlighted the importance of retaining appropriate boundary fencing for privacy and security and raised concerns regarding potential parking by future occupants and visitors.

Planning application 20/02059 - Land North Of Town Station Cottages Forge Croft Edenbridge

Resident 3 – A resident raised questions regarding planning application 26/02059/RDM, referring to its relationship with previous planning applications for the wider site, including application 20/02988/OUT and a subsequent application which had been refused.

The resident questioned how the current proposals related to the previously approved development and subsequent changes to the scheme, particularly regarding housing density and land allocated for a school. Clarification was sought as to whether the current application represented a proposal that could realistically be implemented in light of the

Pending Adoption

site's planning history.

Meeting Re-opened 19.45

4 To receive, approve and sign the minutes of the Planning and Transport Meetings held on 14 September 2026 (pages 2023-151/1-5) and 5 October 2026 (pages 2023-153/1-1).

Members noted that Planning and Transport meeting of 14th September was not quorate.

5 Matters Arising Not Covered Elsewhere

The Chairman proposed at this point to bring forward agenda Item 6.3 for discussion following the procedural items, as the residents representing that application were present. Members agreed unanimously and resolved to bring forward agenda 6.3 26/02207/FUL Wheel Cottage, Mill Hill. Details are minuted subsequently (item 6.3).

19:58: Four Members of the Public left the meeting.

None.

6 Planning Applications to Be Considered

6.1 26/02059/REM - Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR

Recommendation: *Members supported this application and commented:*

Members reiterated the Town Council's previous representations that additional allotment provision was not required, as Edenbridge already has sufficient allotment capacity, with a number of plots remaining vacant.

Members also noted that the proposed allotments are located within a flood zone, raising concerns about the suitability of the land for this purpose.

One member of the public left the meeting 20:01.

6.2 26/02455/HOUSE - 6 Delaware Cottages Hever Road Edenbridge Kent TN8 7LD

Recommendation: *Members supported this application.*

6.3 26/02207/FUL - Wheel Cottage Mill Hill Edenbridge Kent TN8 5DB

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

Highways and Access

- *The proposed access onto Mill Hill is considered unsuitable, resulting in a narrow shared driveway with restricted visibility splays, raising concerns regarding highway and pedestrian safety.*
- *Access via Fairfield Close is understood to be restricted, as it is a private road, and there is no evidence that the necessary rights of access have been secured.*
- *Members noted that a covenant affecting Fairfield Road restricts roadside parking, raising concerns regarding the adequacy of parking provision and potential displacement of vehicles.*

Character and Appearance

- *The proposed development is considered cramped and represents an overdevelopment of the plot, which would be out of keeping with the character and appearance of the surrounding area.*

Residential Amenity

- *Members raised concerns regarding the proximity of the proposed development to neighbouring properties and the potential impact on residential amenity,*

Pending Adoption

particularly in relation to loss of privacy, overlooking and an overbearing appearance, contrary to the principles of Policy EN1 and EN2.

Drainage and Infrastructure

- *Members raised concerns regarding drainage and considered that appropriate drainage mitigation measures should be demonstrated to ensure the development does not increase the risk of flooding or surface water runoff.*
- *Members noted the comments submitted by Southern Water regarding foul sewage disposal and the infrastructure required to serve the development, including that the nearest public sewer is approximately 48 metres from the site.*

Members also requested that SES Water be consulted as the relevant statutory water undertaker to establish whether adequate water supply infrastructure is available to serve the proposed development.

6.4 **26/01924/CONVAR - Land Rear Of The Oast Barn Hilders Lane Edenbridge Kent TN8 6LE**

Recommendation: *Members supported this application.*

6.5 **26/01851/FUL - Medhurst Farmyard Pootings Road Crockham Hill Kent TN8 6SF**

Recommendation: *Members noted their previous support for this application. No further comments.*

6.6 **26/02612/HOUSE - Oaklands Four Elms Road Edenbridge Kent TN8 6AG**

Recommendation: *Members supported this application.*

6.7 **26/01390/ADV - Paydens Pharmacy 36 High Street Edenbridge Kent TN8 5AJ**

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

6.8 **26/02679/HOUSE - 4 Hunters Way Edenbridge Kent TN8 6GB**

Cllr S McGregor left the meeting 20.08

Recommendation: *Members supported this application.*

Cllr S McGregor returned to the meeting 20.09

7 **For Information**

7.1 **26/02558/LDCPR - Oaklands Four Elms Road Edenbridge Kent TN8 6AG**

Noted.

7.2 **26/02639/WTPO - Avonside Pit Lane Edenbridge Kent TN8 6BD**

Noted.

8 **SDC Planning Decisions**

8.1 **26/02226/HOUSE - Wayfarings Swan Lane Edenbridge Kent TN8 6AL**

Noted.

8.2 **26/01962/HOUSE - 6 Eden Villas Mill Hill Edenbridge Kent TN8 5DG**

Noted.

Pending Adoption

8.3 **25/02693/FUL - Land South Of Yew Tree Farm Troy Lane Edenbridge Kent TN8 6QL**

Noted.

9 **Planning Applications Considered Outside of A Meeting**

9.1 **26/01529/FUL - Land South Of Sunnyside Edenbridge Kent**

Noted and Ratified.

9.2 **26/02540/HOUSE - The Gables Crown Road Edenbridge Kent TN8 6AW**

Noted and Ratified.

10 **Local plan update**

Noted.

11 **Consultations**

None.

12 **Other Planning Business**

None.

13 **Press Release**

None.

14 **Date of Next Meeting 16th November 2026**

Meeting ended 20.15

Pending Adoption