Edenbridge Town Council

EDENBRIDGE TOWN COUNCIL

Town Clerk: Caroline Leet

Planning and Transport | 16 November 2026 | Short Agenda (Excludes Confidential Items) | v:1.1

To Councillors: J **Aldridge** *(Chairman)*, A **Baker**, S **Compton**, M **Gemmell Smith**, A **Layland**, M **McArthur**, S **McGregor**, V **Parker**, A **Read** *(Vice-Chairwoman)*, M **Stockdale**, J **Streets**, B **Todd**.

Notice is hereby given of a **Planning and Transport Committee Meeting** to be held in Rickards Hall on 16 November 2026 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. If you wish to comment on an agenda item, it is helpful to contact the Town Clerk in advance of the Meeting.

Town Clerk
11 November 2026

To assist in the speedy and efficient dispatch of business members wishing to obtain factual information on items included on the Agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Clerk in advance so that appropriate arrangements can be made.

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Meeting Papers & Report

1 **To Receive Apologies for Absence**

2 **Declaration of Interests or Predetermination, including interests not already registered**
Members of the District Council wish to state that although they will be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.

Members are reminded to the Code of Conduct, and Appendix B - Registering interests and non participation.

3 **Public Questions and Statements**
Members of the public, and members with prejudicial interests on items on the Agenda, may make representations, answer, ask questions and give evidence at this meeting in respect of items on the Agenda. (This is the only opportunity for members of the public to make a contribution during the meeting.)

Both public and members are limited to three minutes per person to speak and the total time designated for public questions shall not exceed fifteen minutes unless directed by the Chairman of the meeting.

4 **To receive, approve and sign the minutes of the Planning and Transport Meeting held on 26 October 2026 (pages 2023-155/1-4).**
Planning and Transport | 26 October 2026 v.1 - Minutes (Pages 2023-155/1-4)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **26/02702/HOUSE - 7 Sunnyside Edenbridge Kent TN8 6HP**
Proposed garden room/gym.
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TMWNZ4BKIRX00

6.2 **26/01641/FUL - A W Champion Ltd Unit P And Part Unit Q Fircroft Way Edenbridge Kent TN8 6EL**
Demolition of a small storage building and the erection of a new outdoor extraction unit within the existing timber merchant site.

This application has now been amended, and a summary of the main changes are set out below:

The applicant has amended the red line (site location plan and proposed site plan) to exclude the public highway.
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TH739PBKGKS00

6.3 **26/02732/HOUSE - The Coach House Main Road Edenbridge Kent TN8 6HU**
Conversion of detached garage loft space to habitable room and external access stairs, with associated alteration to fenestration.
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TN5EUTBK0LO00

7 **For Information**

7.1 **26/02699/DETAIL - Christmas Place Shernden Lane Marsh Green Edenbridge Kent TN8 5PR**
Details pursuant to condition 4 (arboricultural impact assessment/tree protection

plan/method statement) of 26/00863/HOUSE

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TMWF2EBK0LO00

7.2 **26/02410/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ**

Details pursuant to condition 4 (External roofing materials) of 25/01021/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TL5G5JBK0LO00

7.3 **26/02396/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ**

Details pursuant to condition 3 (External surface materials) of 25/01021/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TL1ZGOBKI4900

7.4 **26/02573/LDCPR - The King And Queen 81 High Street Edenbridge Kent TN8 5AU**

To establish whether the first floor flat can be used for independent C3 occupation

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TM6NNQBK0LO00

7.5 **26/02830/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Details pursuant to condition 13 (details, including a method statement, shall be provided for the alteration, removal and making good of the brickwork around this door) of 26/00307/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNKOEQBK12100

7.6 **26/02829/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Details pursuant to condition 8 (details of the removal the infill brickwork and sash window, and the reinstatement of four-panel front door) of 26/00307/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNKOD7BK12100

7.7 **26/02828/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Details pursuant to condition 7 (Render details) of 26/00307/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNKOBTBK12100

7.8 **26/02827/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Details pursuant to condition 5 (door details shown in elevation drawing(s) at a scale of 1:10 and horizontal and vertical section at a scale of 1:5) of 26/00307/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNKOA6BK12100

7.9 **26/02810/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**

Details pursuant to condition 4 (window details shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5) of 26/00307/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNIY0ZBKIZ900

7.10 **26/02882/DETAIL - 86 Church Street Edenbridge Kent TN8 5BQ**

Details pursuant to condition 3 (details of the materials to be used in the construction of the external surfaces) of 25/02760/HOUSE

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNQCMWBKJ3A00

7.11 **26/02862/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE**

Details pursuant to condition 14 (details of a scheme for external lighting and a programme of implementation) of 25/00589/CONVAR

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNO0VCBK0LO00

7.12 **26/02861/DETAIL - Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE**

Details pursuant to condition 6 (Verification Report, pertaining to the surface water drainage system) of 25/00589/CONVAR

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNO0N9BK0LO00

7.13 **26/02732/HOUSE - The Coach House Main Road Edenbridge Kent TN8 6HU**

Conversion of detached garage loft space to habitable room and external access stairs, with associated alteration to fenestration.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TN5EUTBK0LO00

7.14 **26/02830/DETAIL - Stanholm Residential Care Home Mill Hill Edenbridge Kent TN8 5DB**
Details pursuant to condition 13 (details, including a method statement, shall be provided for the alteration, removal and making good of the brickwork around this door) of 26/00307/LBCALT.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNKOEQBK12100

7.15 **26/02756/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 4 B (Phase 2 (intrusive) investigation/remediation strategy) of 25/02378/FUL.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TN7RDOBKIW000

7.16 **26/02782/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 7 (implementation of a watching brief) of 25/02378/FUL.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNCXYGBK12200

7.17 **26/02785/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 11 (works, window and door details shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5) of 25/02378/FUL.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNCYC8BK12200

7.18 **26/02786/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 12 (details of the location the electrical charging point(s) of 25/02378/FUL.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNCYF4BK12200

7.19 **26/02783/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 8 (specifications and a method statement for the retention and repair of the boundary wall) of 25/02378/FUL.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNCY42BK12200

7.20 **26/02781/DETAIL - Land Rear Of 130 - 132 High Street Edenbridge Kent TN8 5AY**
Details pursuant to condition 5 (plan to detail surface water and foul water drainage) of 25/02378/FUL.

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TNCXUOBK12200

8 SDC Planning Decisions

8.1 **25/03329/HOUSE - 1 Cornwallis Gardens Marsh Green Road Marsh Green Edenbridge Kent TN8 5QE**
Formation of a dropped kerb to provide vehicular access.

Status: Granted

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T6C2CFBK0LO00

8.2 **26/02411/DETAIL - 44 High Street Edenbridge Kent TN8 5AJ**
Details pursuant to condition 6 (Window details) of 25/01021/LBCALT.

Status: Granted

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TL5GCEBK0LO00

8.3 **26/01390/ADV - Paydens Pharmacy 36 High Street Edenbridge Kent TN8 5AJ**
1 externally illuminated fascia sign, 1 externally illuminated projection sign and 1 digitally printed window graphics.

Status: Granted

https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TFYNG8BKG1200

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

9.1 **26/02760/PIP - Land West Of Gabriels Farmhouse Marsh Green Road Marsh Green Edenbridge Kent TN8 5PP**

Erection of dwellings with a minimum of two or maximum of two dwellings and associated ancillary works

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

Members objected to this application and commented:

- *The location is not sustainable*

This remains the decisive issue, and it is confirmed by Kent Highways. In its consultation response of 2 November 2026, KCC Highways states that the site "remains in a relatively unsustainable location," that the route to the nearest bus stop "lacks a continuous footway and is unlit," that it is "unlikely that future residents would make regular use of public transport," and that "the majority of journey would be undertaken by private car," such that the proposal "does not fully align with Policy TR3 of the National Planning Policy Framework."

This simply re-states the conclusion that led to the previous refusal. In determining 26/01783/PIP the Council correctly found that there are no footways on this 40mph section of Marsh Green Road, that the occupiers "would not realistically walk" to Edenbridge that the nearest bus stop is distant with a very limited service, that the railway stations are some 2.7km and 3.5km away, and that "a vast majority of trips are likely to be made by private the siting is unsustainable."

The present application does nothing to change this. It removes the pedestrian and cycle link that the Council was assessing last time, and instead relies on an existing, unlit and unsurfaced footpath of some 920m (which, on the applicant's own Flood Risk Assessment, crosses Flood Zones 2 and 3 and is subject to surface-water flooding), together with an anecdotal "hail-and-ride" bus arrangement. The Council had already concluded that occupiers would not realistically use such routes. The revised scheme therefore represents a retreat from, not an improvement on, the sustainability position previously found to be unacceptable.

The proposal conflicts with the settlement strategy of the adopted development plan, which directs new housing to sustainable locations within defined settlements — Core Strategy Policy LO1 (Distribution of Development) and Policy LO8 (The Countryside and Rural Economy) — and with ADMP Policy SC1 and the sustainable-transport objectives of the NPPF. The site is not an allocated housing site. Granting permission in principle for car-dependent housing in this location would be contrary to both the development plan and the NPPF and would be inconsistent with the Council's own recent refusal of the same proposal on the same land.

- *Flood risk and the absence of a Sequential Test*

The whole of the application site lies within Environment Agency Flood Zones 2 and 3, and residential development is a "more vulnerable" use. The applicant's Flood Risk Assessment (Tetra Tech, v04) concludes that the site floods across its entirety in the modelled scenarios and that the main vehicular access floods in events above the 1-in-100 defended event.

The Council is concerned that no Sequential Test has been undertaken. The national policy approach requires development to be steered to areas at the lowest risk of flooding, and the burden is on the applicant and the Council to demonstrate that there are no reasonably

available sites at lower flood risk — a test this submission does not attempt and which, given the availability of sequentially preferable sites across the district, it is unlikely to pass. Southern Water's response expressly supports the application of the sequential and exception tests and draws attention to the "high-risk flood zone" and to the need for a flood-resilient foul drainage solution on this site.

The Council also notes that:

the Flood Risk Assessment is internally inconsistent (fluvial risk is rated "High" in Table 6-1 but "low to medium" at paragraph 7.2.9; the EA's own data response at Appendix A states that the majority of the site lies within Flood Zone 1), which reduces the weight that can be given to it; and the FRA records that the site falls within the Upper Medway Internal Drainage Board district and that the IDB was consulted but had not responded, while neither the Environment Agency nor the IDB appears on the District Council's consultee list for this application.

The Council asks that the District Council consult the Environment Agency and the Upper Medway Internal Drainage Board before any determination, and that it satisfies itself that the Sequential Test can properly be passed. In the Council's view, the flood-risk position reinforces the conclusion that this is the wrong location for new housing.

- *The Green Belt case must be re-made under the current National Planning Policy Framework*

The Town Council acknowledges that, in determining 26/01783/PIP, the Council accepted the principle of two dwellings on the site as previously developed land under the then-applicable Green Belt policy. However, the applicant confirms that the NPPF was replaced in August 2026, and the covering letter simply asserts compliance with the new framework without demonstrating it. The onus is on the applicant to re-justify the Green Belt and previously-developed-land / "grey belt" position (including any applicable "golden rules") against the current framework, which the submission does not do. The Council further observes that the replacement of an open yard with two dwellings and their associated domestic curtilage, vehicles and paraphernalia would have a permanent effect on the openness of the Green Belt and would represent encroachment into the countryside, which the decisionmaker must weigh.

- *Land-use compatibility and loss of rural employment*

The dwellings would adjoin an operational farmyard and existing commercial/industrial units. The District Council's Environmental Protection officer advises that noise from these operations may affect the proposed dwellings (requiring compliance with BS8233) and that a contaminated-land assessment is required. These are "agent of change" / compatibility considerations relevant to whether residential use is acceptable in principle on this land. The proposal would also displace an established rural employment use (the "Existing Evidence Note" identifies occupiers including Graceful Gardens and container-based storage), contrary to the rural-economy aims of Policy LO8.

- *Impact on the setting of a listed building (Gabriels Manor)*

Gabriels Manor, which lies a short distance to the east of the application site, is a Grade II listed building (National Heritage List for England entry 1273530). The application fails to identify this heritage asset at all - the application form again declares that there are no constraints - and no Heritage Statement or assessment of the impact of the proposal on the significance and setting of the listed building has been submitted.

🔗 https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TN9486BK0LO00

10 **Consultations**

10.1 **Consultation Telecoms Site CPA ENGINEERING LTD (Ref: CS 13755130)**
Avison Young have asked for any comments you may have on the attached Consultation letter regarding their proposed base station upgrade at CPA Engineering Fircroft Way Edenbridge TN8 6EN

You can send any comments by email or post.

Annex 1 Confidential annex is omitted from public papers

Annex 2 Confidential annex is omitted from public papers

11 **Other Planning Business**

12 **Transportation Information**

12.1 **Highways Information**
A series of improvements will take place for the Four Elms crossroads. Providing more advance warning signs, extra road markings and the replenishment of existing road markings. This will take place over a series of night time road closures.

12.2 **Highways Maintenance**
Members and residents are reminded that highways faults need to be reported direct to KCC Highways via its website; link below. Problems reported can be tracked via KCC website. A full list of reports can be obtained from the portal but you need to set up an account.

13 **Press Release**

14 **Date of Next Meeting 14th December 2026**