

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 5 February 2024 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Angela Baker, Michael Gemmell Smith, Alan Layland, Vince Parker, Angela Read, Jeff Streets
In attendance: The Town Clerk, Planning Officer, six members of the public and no members of the press.

1 To Receive Apologies for Absence

Apologies were received and accepted from Cllrs M McArthur, S. McGregor and B Todd.

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

Cllr Parker declared a pecuniary interest in agenda item 6.2

3 Public Questions and Statements

Meeting closed 19.32

A member of public spoke on item 6.1 of the agenda, stating that the town would not benefit from the development and that any benefits, such as the golf club, hotel and restaurant were not in this new application. They felt that Edenbridge does not need any more homes for the elderly, and said there were currently 40 such properties on the market in Edenbridge at the time. Edenbridge already has enough retirement homes, but no GP services and more elderly people would overburden the medical centre, which was already difficult to contact. They said that the surveys in the 22 and the 23 application mentioned nothing about local wildlife and no provision for the three local footpaths on the site Both before during and after the development will affect the greenbelt

Meeting opened 19.35

4 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 8th January 2024 pages 2024-033-1-3

Resolved: The minutes of the Planning and Transport Committee Meeting held on 8th January 2024 be duly signed by the Committee Chairman as an accurate record of the meeting pages 2024/33-pg-1-3

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 23/03649/HYB - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ

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

- *This application is over development in the greenbelt.*
- *The previously granted outline permission was for 100 units and the expansion to 140 units in this application will have an adverse impact on the greenbelt, will cause flooding and drainage problems.*
- *The Flood Risk Report (5.2.2) incorrectly states that St Brelades Stream discharges into the River Eden 150m from the site. The St Brelades Stream crosses significant residential and commercial areas of Edenbridge, plus areas proposed for development under the prospective local plan before discharging approx 2500 metres from this proposed development site.*
- *Measures may be required to slow traffic on Crouch House Road. Additional road capacity may be required between the site and Town Centre, particularly where Crouch House Road narrows, and its connections to Mount St. Aignon Way.*
- *Impact on already stretched Medical Centre.*

- *The ecological report has understated the biodiversity and wildlife on the site and surrounding area.*
- *Parking for Staff and Visitors feels inadequate.*

6.2 24/00001/HOUSE - 82 Ridge Way TN8 6AP

Cllr Parker left the meeting

Recommendation: *Members supported this application.*

Cllr Parker re-joined the meeting.

6.3 23/02848/FUL - Vapac Humidity Control Ltd Fircroft Way TN8 6EZ

Recommendation: *Members supported this application.*

6.4 23/02382/FUL - Ye Old Crown Hotel 74 - 76 High Street TN8 5AR

Recommendation: *Members supported this application.*

6.5 24/00120/HOUSE - 26 Stangrove Road TN8 5HT

Recommendation: *Members supported this application.*

6.6 23/03661/FUL - Briona Stables Spode Lane Cowden TN8 7HH

Recommendation: *Members supported this application.*

7 For Information

7.1 24/00055/WTCA - Fire Station High Street TN8 5AY

Noted.

7.2 23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR

Noted.

7.3 23/02848/FUL - Vapac Humidity Control Ltd Fircroft Way TN8 6EZ

Noted.

7.4 24/00079/LDCPR - Ashley Little Browns Lane TN8 6LJ

Noted.

7.5 24/00108/DETAIL - Apex House Main Road TN8 6HZ

Noted.

7.6 24/00141/PAE - 9 Lucilina Drive TN8 5HF

Noted.

8 SDC Planning Decisions

8.1 20/02988/OUT - Land North Of Town Station Cottages Forge Croft KENT TN8 5LR

Noted.

- 8.2** **23/02545/FUL - Freeways Stick Hill TN8 5NL**
Noted.
- 8.3** **23/00505/FUL - Land North West Of Little Browns Railway Bridge Hilders Lane**
Noted.
- 8.4** **23/03302/HOUSE - Headley 85 Lingfield Road TN8 5DY**
Noted.
- 8.5** **23/03036/HOUSE - 11 Stanbridge Road TN8 5JQ**
Noted.
- 8.6** **23/03247/LDCEX - The Laurels High Street TN8 5AX**
Noted.
- 8.7** **23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**
Noted.
- 8.8** **23/03467/HOUSE - 3 Penlee Close TN8 5NA**
Noted.
- 9** **Planning Applications Considered Outside of A Meeting**
- 9.1** **23/03347/FUL The King And Queen 81 High Street Edenbridge Kent TN8 5AU**
Noted and Agreed.
- 10** **Other Planning Business**
- 10.1** **Publication of new Street Naming and Numbering for the site of the Former Edenbridge Working Mens Club.**
Noted.
- 11** **Local Plan - Town Strategy: To establish a working group to review the SDC Town Strategy and develop priorities for Edenbridge High Street**
- Resolved:** The working group appointed: Cllrs J Aldridge, A Baker, M Gemmel Smith, A Layland, J Streets and B Todd to review the SDC Town Strategy and develop priorities for Edenbridge High Street.
- 12** **Transportation matters**
- 12.1** **Edenbridge Town Bus Route Changes**
Noted.
- 12.2** **Trains - Information**
Noted.
- 12.3** **Roads information**
Noted.

13 Highways Improvement Plan

13.1 Kent Highways update following annual Highways meeting

Resolved: Members supported the three potential locations (at the entry to the town on Mill Hill to the south, Lingfield Road to the west and Main Road to the north) for entry white gates (suitable for 30 mph approaches), and for an application to be made to the KCC Member's fund.

13.2 HIP review: To receive a draft updated HIP, and with recommendations

Members discussed the updated draft HIP emphasising the need for zebra crossing reviews: Main Road near Stangrove Park; Main Road near Four Elms Road junction (x2 crossing); and High Street.

14 Consultations

None.

15 Press Release

None.

16 Date of Next Meeting 26th February 2024

Meeting Closed 20.25