



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 16 Aug 2021 | Full Agenda (Excludes Confidential Items) | v:1

To Councillors: J Aldridge (Vice-Chair), A Baker, S Compton, V Jennings, A Layland (Chair), N Lloyd, M McArthur, S McGregor, A Read, S Sumner, B Todd.

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 16 August 2021 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. To obtain details about how to attend the meeting remotely, and if you wish to comment on an agenda item, please e-mail the Town Clerk by 16 August 2021 at 9.00 am

Town Clerk
11 August 2021

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

Agenda

In view of the confidential nature of agenda items 12 and 13 to be discussed, the Chairman will move that the press and public be excluded from the Chamber. Public Bodies (admission to meetings) Act 1960 and the Local Government Act 1972 s100 and 102.

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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

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, Adopt and Sign the Minutes of The Committee Meeting Held on 26 July 2021**

5 **Matters Arising Not Covered Elsewhere**

None

6 **Planning Applications to Be Considered**

6.1 **21/02400/HOUSE - Binnlands Swan Lane Edenbridge KENT TN8 6AJ**

Construction of a garden room.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWJWAGBKJY500>

6.2 **21/02289/FUL - The Barn Skeynes Farm Lingfield Road TN8 5HW**

Demolition of existing barn and erection of new dwelling with access, turning and parking.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW6XLNBKJCE00>

6.3 **21/02458/HOUSE - Alderbrook Mill Hill KENT TN8 5DB**

To construct a conservatory to the rear of the property

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWPG9MBKK9100>

6.4 **21/02198/HOUSE - 10 Streatfeild Edenbridge TN8 5DF**

Conversion of existing single skin brick built attached garage into living space.

<https://pa.sevenoaks.gov.uk/online->

- 6.5 **21/02271/LBCALT - 72 High Street Edenbridge TN8 5AR**
Installing a replacement sign for Eden Valley Museum upon an existing external bracket.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW52YJBKJ9300>
- 6.6 **21/02166/HOUSE - Whitelands Lodge Mill Hill Edenbridge TN8 5DB**
Additional vehicular access, retaining wall at pavement to bring the level up to the same level as the house and erect a new fence to the front of the boundary and additional fence to rear boundary wall.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVMKA0BKIDX00>
- 6.7 **21/01584/FUL - The Swan Swan Lane Edenbridge TN8 6BA**
Building an outside bar in the garden at the rear of the pub
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTB8BFBKLP00>
- 6.8 **21/01333/FUL - Edenbridge Working Mens Club 67 High Street Edenbridge TN8 5AL**
Conversion of existing Working Mens club to five 1 bedroom flats and ground floor office. **Additional information/ amended drawings and response have been provided to address consultation comments.**
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSA6XYBKK2H00>
- 6.9 **21/02505/REM - Headley 85 Lingfield Road Edenbridge TN8 5DY**
Reserved matters (Access, Appearance, Landscaping, Layout, Scale) pursuant to condition no's 1, 3 (a-e), 4, 5, 6, 8 and 9 of 20/02024/OUT (Outline application for demolition of existing bungalow and construction of new dwelling with some matters reserved.)
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWYPKIBKKPL00>
- 6.10 **21/02417/LDCEX - Old Boiler House Annexe Little Foxes Farm Roman Road Marsh Green KENT TN8 5PN**
Confirmation of building being used as a dwelling
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWLQYDBKK1Q00>
- 6.11 **21/01772/FUL - 71 - 73 High Street Edenbridge TN8 5AL**
Change of use from A1 Retail to C3 Residential. This is a variation on a previous application which seeks to create two smaller dwelling houses in addition to the two previously granted under Schedule 2, Part 3 Class G of the Town and Country Planning (General Permitted Development) Order 2015

The applicant has submitted a supporting evidence document including a travel and parking survey, following the comments from KCC Highways.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU4UYABKFKW00>

7 **Information**

7.1 **21/02381/WTCA - The Old Lodge House 128A High Street Edenbridge TN8 5AY**

T1 - Yew Tree - to be felled due to excess shading, close proximity to house

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWI1PCBKJTT00>

7.2 **21/02497/PAE - 17 Westways Edenbridge TN8 6AA**

Prior notification of a single storey rear extension which extends 4 metres beyond the rear wall of the original dwelling house with a maximum height of 3.2 metres and eaves height of 3 metres.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWWVVABK0L200>

8 **SDC Planning Decisions**

Decisions for noting – see attached

 Annex 1: SDC Planning Decisions

9 **Planning Applications Considered Outside of Meeting**

9.1 **21/02094/FUL - Land North Of Warsop Trading Estate Hever Road Edenbridge TN8 5DJ**

Erection of new boundary fencing and erecting of a new timber and metal gate, and the construction of way/vehicle access.

Members objected to this application.

Members agreed with the objections raised by the Kent County Council Public Rights of Way Access Service, regarding the footpaths, access and safety.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVF5N4BKHY900>

9.2 **21/02377/HOUSE - 3 Meadow Lane Edenbridge TN8 6HT**

Infill garage door and convert store to kitchen, single storey rear extension and alterations to fenestration.

Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWI1OQBKJTL00>

- 9.3 **21/02295/MMA - 29 Hever Road Edenbridge TN8 5DH**
Minor material amendment to 18/02138/HOUSE.

Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW6XNABKJCQ00>

- 9.4 **21/02296/LDCEX - 29 Hever Road Edenbridge TN8 5DH**
Existing use for partially built garden room at end of garden to 29 Hever Road

Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW6XNDBKJCS00>

10 **Planning Business**

- 10.1 **SE/19/02834/OUT Kent And Surrey Golf And Country Club Crouch House Road Edenbridge TN8 5LQ**

Outline application for demolition of the existing golf clubhouse and hotel and erection of a continuing care retirement community (CCRC) for the elderly alongside a new golf clubhouse with hotel accommodation containing shared social, managerial and operational space to operate and service the continued golf course use and the CCRC with some matters reserved except for access.

Appeal Ref: APP/G2245//W/21/3271595

Start Date: 4th May 2021 The appeal is now to progress by an Informal Hearing.

Once a date has been set for the Hearing members will be advised of the details.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYUXLBBKMKY00>

11 **Press Release**

In view of the confidential nature of agenda items 12 and 13 to be discussed, the Chairman will move that the press and public be excluded from the Chamber. Public Bodies (admission to meetings) Act 1960 and the Local Government Act 1972 s100 and 102.

- 12 **[CONFIDENTIAL] Request for Exception Ashes Deposition**
Confidential item omitted from public papers.

- 13 **[CONFIDENTIAL] Civic Medallion**
Confidential item omitted from public papers.

- 14 **Date of Next Meeting**
6 September 2021

8. SDC DECISIONS

8.1 File No: [21/01564/FUL](#)

Site: **Options Beauty 40 High Street Edenbridge KENT TN8 5AJ**

Description: Change of Use of part of the existing building from Sui Generis (Beauty Salon) to C3 (Residential) Flat

DECISION: **GRANTED**

8.2 File No: [21/01384/FUL](#)

Site: **The Outbuilding, Ashcombe, Hilders Lane Edenbridge KENT TN8 6LD**

Description: Provision of 3 bedroom dwelling with detached garage (replacing existing building on site) consistent with application permitted under reference 19/02134/FUL with revised application seeking consent to amend the siting of dwelling and garage to the west of their approved locations and further away from mature trees and neighbouring properties

DECISION: **GRANTED**

8.2 File No: [21/01694/HOUSE](#)

Site: **Longlevens Homestead Road Edenbridge KENT TN8 6JD**

Description: Demolition of the outbuilding. Proposed rear extension, rear dormer which incorporates roof alterations.

DECISION: **GRANTED**

8.3 File No: [21/01862/LDCEX](#)

Site: **Proground Ltd Unit P Gaywood Farm**

Description: Confirmation lawful use of the B2 use of Unit P.

DECISION: **GRANTED**

8.4 File No: [21/01797/FUL](#)

Site: **Land West Of Edenbridge Town Council Doggetts Barn 72A High Street Edenbridge KENT TN8 5AR**

Description: Erection of wooden shed with an apex roof.

DECISION: **GRANTED**

9. PLANNING APPLICATIONS CONSIDERED OUTSIDE OF MEETING: To receive and note the decisions on applications considered and submitted to SDC.

10. PLANNING BUSINESS