



# Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 20 Sep 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 20 September 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 20 September 2021 at 9.00 am

Town Clerk  
15 September 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

<b>1 - To Receive Apologies for Absence</b>	3
<b>2 - Declaration of Interests or Predetermination, including interests not already registered</b>	3
<b>3 - Public Questions and Statements</b>	3
<b>4 - To Receive, Adopt and Sign the Minutes of The Planning and Transportation Committee Meeting Held on 6 September 2021</b>	3
<b>5 - Matters Arising Not Covered Elsewhere</b>	3
<b>6 - Planning Applications to Be Considered</b>	3
6.1 - 21/02786/OUT - 4 Ridge Way TN8 6AR	3
6.2 - 21/02166/HOUSE AMENDED - Whitelands Lodge Mill Hill TN8 5DB	3
6.3 - 21/02825/FUL - Tonys Corner Shop 18 Cedar Drive TN8 5JL	3
<b>7 - Information</b>	4
7.1 - 21/02857/DETAIL - Former Edenbridge Police Station High Street TN8 5AB	4
7.2 - 21/02862/DETAIL - Former Edenbridge Police Station High Street TN8 5AB	4
7.3 - 21/02865/DETAIL - Site: Former Edenbridge Police Station High Street TN8 5AB	4
7.4 - 21/02863/DETAIL - Former Edenbridge Police Station High Street TN8 5AB	4
7.5 - 21/02838/DETAIL - Roughets Spode Lane Cowden TN8 7HH	4
7.6 - SE/21/02944/DETAIL - Roughets Spode Lane Cowden TN8 7HH	4
7.7 - 21/02830/WTPO - Whitelands Lodge Mill Hill TN8 5DB	4
7.8 - 21/02882/WTPO - 20 Moles Mead TN8 5RG	4
7.9 - 21/02922/WTPO - 1 Eden Place Four Elms Road TN8 6AB	4
<b>8 - SDC Planning Decisions</b>	4
<b>9 - Other Planning Business</b>	5

<b>10 - Consultations</b>	<b>5</b>
10.1 - Street Naming Consultation: Edenbridge Bellway Development	5
<b>11 - Press Release</b>	<b>5</b>
<b>12 - Date of Next Meeting</b>	<b>5</b>
<b>Annex 1   SDC Planning Decisions.pdf</b>	<b>6</b>
<b>Annex 2   Street Naming Consultation.pdf</b>	<b>8</b>

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 Planning and Transportation Committee Meeting Held on 6 September 2021**

<https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2021/09/21-09-Planning-and-Transportation-Minutes-6-September-2021.pdf>

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **21/02786/OUT - 4 Ridge Way TN8 6AR**

Outline application for demolition of existing dwelling and erection of three 2-storey detached dwellings with some matters reserved.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYCPLGBKFPE00>

6.2 **21/02166/HOUSE AMENDED - Whitelands Lodge Mill Hill TN8 5DB**

Additional vehicular access, retaining wall at pavement to bring the level up to the same level as the house

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVMKA0BKIDX00>

6.3 **21/02825/FUL - Tonys Corner Shop 18 Cedar Drive TN8 5JL**

Application withdrawn from this meeting to be considered at a meeting date to be advised.

Creation of seven off-street car parks; the erection of 13 dwellings; an extended

replacement to the existing shop and associated landscaping improvements.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYI9O5BKFZZ00>

## 7 **Information**

- 7.1 **21/02857/DETAIL - Former Edenbridge Police Station High Street TN8 5AB**  
Details pursuant to condition 6 (electric vehicle charging) subject 19/03168/FUL
- 7.2 **21/02862/DETAIL - Former Edenbridge Police Station High Street TN8 5AB**  
Details pursuant to condition 11 (cycle parking) subject 19/03168/FUL
- 7.3 **21/02865/DETAIL - Site: Former Edenbridge Police Station High Street TN8 5AB**  
Details pursuant to condition 17 (foul sewage) subject 19/03168/FUL
- 7.4 **21/02863/DETAIL - Former Edenbridge Police Station High Street TN8 5AB**  
Details pursuant to condition 13 (damp proof course) subject 19/03168/FUL
- 7.5 **21/02838/DETAIL - Roughets Spode Lane Cowden TN8 7HH**  
Details pursuant to condition 8 (archaeological watching brief) of 20/02469/FUL.
- 7.6 **SE/21/02944/DETAIL - Roughets Spode Lane Cowden TN8 7HH**  
Details pursuant to condition 13 (construction transport management plan) of 20/02469/FUL.
- 7.7 **21/02830/WTPO - Whitelands Lodge Mill Hill TN8 5DB**  
Fell tree in front garden.
- 7.8 **21/02882/WTPO - 20 Moles Mead TN8 5RG**  
Oak tree - crown reduction by 2m all over.
- 7.9 **21/02922/WTPO - 1 Eden Place Four Elms Road TN8 6AB**  
T1 - Oak - to reduce crown by 30% (2m).


## 8 **SDC Planning Decisions**

Decisions for noting – see attached

 Annex 1: SDC Planning Decisions.pdf

9 **Other Planning Business**

10 **Consultations**

- 10.1 **Street Naming Consultation: Edenbridge Bellway Development**  
Suggested new name Moss. Closing date 16 October. See attached  
 Annex 2: Street Naming Consultation.pdf

11 **Press Release**

- 12 **Date of Next Meeting**  
11 October 2021

8. **SDC DECISIONS**
- 8.1 **File No:** [21/01943/HOUSE](#)  
**Site:** **New Homefield Shernden Lane Marsh Green Edenbridge KENT TN8 5PR**  
**Description:** Partial demolition of existing single storey rear extension and erection of new rear extension and new front porch.  
**DECISION:** **REFUSED**
- 8.2 **File No:** [21/02295/MMA](#)  
**Site:** **29 Hever Road Edenbridge KENT TN8 5DH**  
**Description:** Minor material amendment to 18/02138/HOUSE.  
**DECISION:** **GRANTED**
- 8.3 **File No:** [21/02296/LDCEX](#)  
**Site:** **29 Hever Road Edenbridge KENT TN8 5DH**  
**Description:** Existing use for partially built garden room at end of garden to 29 Hever Road  
**DECISION:** **REFUSED**
- 8.4 **File No:** [21/02497/PAE](#)  
**Site:** **17 Westways Edenbridge KENT TN8 6AA**  
**Description:** 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.  
**DECISION:** **DECIDED**
- 8.5 **File No:** [21/01603/HOUSE](#)  
**Site:** **Barn Cottage 51D High Street Edenbridge KENT TN8 5AL**  
**Description:** Rear single storey  
**DECISION:** **GRANTED**
- 8.6 **File No:** [21/02294/HOUSE](#)  
**Site:** **1 Forge Croft Edenbridge KENT TN8 5BW**  
**Description:** Single story rear extension  
**DECISION:** **GRANTED**
- 8.7 **File No:** [21/01772/FUL](#)  
**Site:** **71 - 73 High Street Edenbridge KENT TN8 5AL**  
**Description:** 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  
**DECISION:** **GRANTED**

- 8.8 **File No:** [21/01620/HOUSE](#)  
**Site:** **The Pits Pit Lane Edenbridge KENT TN8 6BD**  
**Description:** Basement at rear  
  
**DECISION** **GRANTED**
- 8.9 **File No:** [21/02377/HOUSE](#)  
**Site:** **3 Meadow Lane Edenbridge KENT TN8 6HT**  
**Description:** infill garage door and convert store to kitchen, single storey rear extension and alterations to fenestration.  
  
**DECISION:** **GRANTED**
- 8.10 **File No:** [21/02400/HOUSE](#)  
**Site:** **Binnlands Swan Lane Edenbridge KENT TN8 6AJ**  
**Description:** Construction of a garden room.  
  
**DECISION:** **GRANTED**
- 8.11 **File No:** [20/03258/FUL](#)  
**Site:** **Rear Of The Royal British Legion Croft Hall 13 High Street Edenbridge KENT TN8 5AB**  
**Description:** Erection of a mews development comprising six 2.5 storey 3 bedroom and two 2 storey 2 bedroom linked dwellings with associated parking, gardens, secure bin and cycle storage.  
  
**DECISION:** **GRANTED**
- 8.12 **File No:** [21/02579/DETAIL](#)  
**Site:** **Bam Nuttall Ltd Station Road Edenbridge KENT TN8 6HL**  
**Description:** Details pursuant to condition 6 (Construction Management Plan) subject to 21/01053/FUL  
  
**DECISION:** **GRANTED**
- 8.13 **File No:** [21/02677/DETAIL](#)  
**Site:** **Bam Nuttall Ltd Station Road Edenbridge KENT TN8 6HL**  
**Description:** Details pursuant to condition 7 (phase 2 contaminated land investigation) subject to 21/01053/FUL

### **10.1 Street Naming Consultation: Edenbridge Bellway Development**

Sevenoaks District Council has received an application from Bellway Homes, the developers of the housing scheme off Enterprise Way / St Johns Way Edenbridge, for an additional name for a new road in the scheme. The new road is in the additional area at the northern end of the development, formerly the site of Hamsell Mead Farm. A plan of the additional area is attached for reference; most of the houses will be addressed on roads that have already been named the additional name is needed for the group in the centre of the plan.

In line with the other names on the scheme, which share the theme of British motor racing, (Surtees Drive, Brooklands Crescent, Donnington Park Close, Goodwood Road, Paddock Close, Hill Close, Champions Drive, Hunters Way, Ringside and Hailwood Drive) it is suggested that the new name be Moss Road after Stirling Moss. This would mean that the most eminent late drivers and riders in British motor racing history are all represented in the development. We are now consulting Edenbridge Town Council for your views on the new name.

There are a few key requirements on the potential choice of road names, in order to comply with national address standards (BS 7666):

- The names of living personalities will not be used.
- The names chosen must not be similar to road names already in use in Edenbridge and the surrounding area, to avoid confusion for the emergency services and delivery companies.
- Where the names of personalities are chosen, only the surname will be used in the road name.

**To receive members' proposals.**

**Do members support the proposal for Moss Road, or to make an alternative recommendation?**



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This drawing is produced for presentation purposes and should be read in conjunction with drawing 02 which contains supporting layout information.



presentation planning layout 1:500

**FULL APPLICATION**

**SCHEDULE OF ACCOMMODATION**

House type	Description	Qty
<b>Private Houses</b>		
CN	House Type CN- 2 Bed House - 2B4P	1
FR	House Type FR- 4 Bed House - 4B6P	1
<b>Overall Total</b>		<b>2</b>

111707-BEL-K-01-2 UNITS-02.10.19-SJPP/PLINKED

**RESERVED MATTERS APPLICATION**

**SCHEDULE OF ACCOMMODATION**

House type	Description	Qty
<b>Private Houses</b>		
CN	House Type CN- 2 Bed House - 2B4P	5
ED	House Type ED- 2 Bed House - 2B4P	2
LE	House Type LE- 3 Bed House - 3B5P	1
JE	House Type JE- 3 Bed House - 3B5P	2
HA	House Type HA- 3 Bed House - 3B4P	3
H	House Type HA- 4 Bed House - 4B7P	2
FR	House Type FR- 4 Bed House - 4B6P	2
<b>Overall Total</b>		<b>17</b>

111707-BEL-K-01-17 UNITS-02.10.19-SJPP/PLINKED



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Presentation Planning Layout 30.08.2019 revised  
 1:500 @ A2 Drawing  
 PKCA/sumner

A. 09/20 CC Telling road amended to address highway constraints  
 rev: sum by: sumner

111707-BEL-K-01 A