



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 22 Nov 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 22 November 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 22 November 2021 at 9.00 am

Town Clerk
17 November 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

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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.

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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 01 November 2021**

 Planning and Transport | 01 Nov 2021 v.1 | Minutes (Pages to)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **21/03526/FUL - Tonys Corner Shop 18 Cedar Drive TN8 5JL**

Provision of a temporary shop unit to be used in lieu of the existing for a period of 3 years.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1C4AKBKLAS00>

6.2 **21/03601/HOUSE - 34 Forge Croft TN8 5BW**

Single storey side extension with two faux pitches to the front and rear. Flat area in the middle of the pitches with two roof lights.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1QXLSBK LZH00>

6.3 **21/03578/WTCA - Waterside 128 High Street TN8 5AY**

T1- Holly with the crown spread of 8m to be re-pollarded to previous cut points

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1N8ATBKLT300>

6.4 **21/03568/WTPO - 26 Greshams Way TN8 5NY**

works to trees

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1MQN8BK0LO00>

6.5 **21/03693/DIVERT - Land Between 70 And 72 Cedar Drive**

Proposed diversion of a Public Footpath SR602 (Edenbridge).
KCC PROWS also seeking views.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2B4KWBK0LO00>

 Annex 1: Diversion of SR602

6.6 **21/03704/HOUSE - 4 Victoria Close TN8 5BT**

Single storey rear extension, garage conversion to habitable room

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2BDREBKMZC00>

6.7 **21/02889/FUL - Land South West Of Gaywood Lodge Gaywood Farm Hole Lane TN8 6SL**

Installation of 6no. glamping pods, access, drainage and landscaping works

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYTF09BKGIX00>

6.8 **21/03474/FUL - Oast Farm Lydens Lane Hever TN8 7EP**

Conversion of redundant Agricultural barns to 6 residential dwelling houses.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R16KBYBKKZG00>

6.9 **21/03656/HOUSE - Marloaks 5 Highfields Road TN8 6JN**

Demolition of existing conservatory with creation of a single storey rear extension with rooflights.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R224EVBKMIZ00>


6.10 **21/03681/HOUSE - 29 Hever Road Edenbridge TN8 5DH**

Erection of garden room

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R29J2TBKMFV00>

7 **Information**

- 7.1 **21/03539/LDCPR - Blacksmiths Lodge Forge Croft TN8 5BW**
Hip-to-gable roof alteration and addition of a rear dormer.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1DYZ4BKLDY00>
- 7.2 **21/03718/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 7 (construction and construction transport management plan) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2CVR0BK0UL00>
- 7.3 **21/03691/DETAIL - Land North West Of Junction With St Johns Way Station Road TN8 6HL**
Details pursuant to condition 5 (remediation strategy) of planning /03791/CONVAR
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2ASB6BK0LO00>
- 7.4 **21/03677/NMA - 71 - 73 High Street TN8 5AL**
Non material amendment to 21/01772/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2971IBK0LO00>
- 7.5 **21/03721/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 12 (enhance biodiversity) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2CW4RBK0UL00>
- 7.6 **21/03720/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 11 (sewage drainage system) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2CVWSBK0UL00>
- 7.7 **21/03683/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 3 (materials) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R29J3EBKMOV00>
- 7.8 **21/03715/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 4 (hard and soft landscaping) of 21/01298/FUL.

- 7.9 **21/03716/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 5 (electric charging point) of 21/01298/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2CVLUBK0UL00>
- 7.10 **21/03717/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 6 (lighting plan) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2CVO8BK0UL00>
- 7.11 **21/03719/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 8 (construction transport management plan) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2CVU9BK0UL00>
- 7.12 **(Duplicate) 21/03719/DETAIL - Land North West Of Round House Farm Bungalow Spode Lane Cowden TN8 7HG**
Details pursuant to condition 8 (construction transport management plan) of 21/01298/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2CVU9BK0UL00>
- 7.13 **21/03419/DETAIL - Roughets Spode Lane Cowden TN8 7HH**
Details pursuant to condition 3 (materials) of 20/02469/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0XAYNBK000200>
- 7.14 **21/03460/DETAIL - Roughets Spode Lane Cowden TN8 7HH**
Details pursuant to condition 7 (soft and hard landscaping) of 20/02469/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R16965BK0P200>
- 8 **Sdc Planning Decisions**
 Annex 2: SDC Planning Decisions
- 9 **Other Planning Business**
- 9.1 **Appeal Ref: APP/G2245/W/21/3271595 (19/02834/OUT)**
Site: Kent and Surrey Golf and Country Club, Crouch House Road, Edenbridge TN8 5LQ

Description: 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. The Appeal allowed decision is on the SDC planning portal


To note: A letter has been sent to Tom Tugendhat MP expressing the Town Council's disappointment with this appeal decision.

 Annex 3: Kent and Surrey Golf and Country Club Letter to MP

10 **Consultations**

10.1 **Sevenoaks District Community Plan consultation**

Consultation closes 31 December 2021

 https://www.sevenoaks.gov.uk/info/20026/your_community/290/community_plan

11 **Press Release**

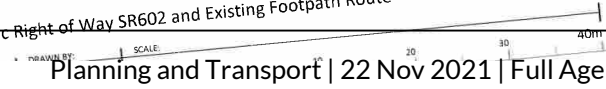
12 **Date of Next Meeting**

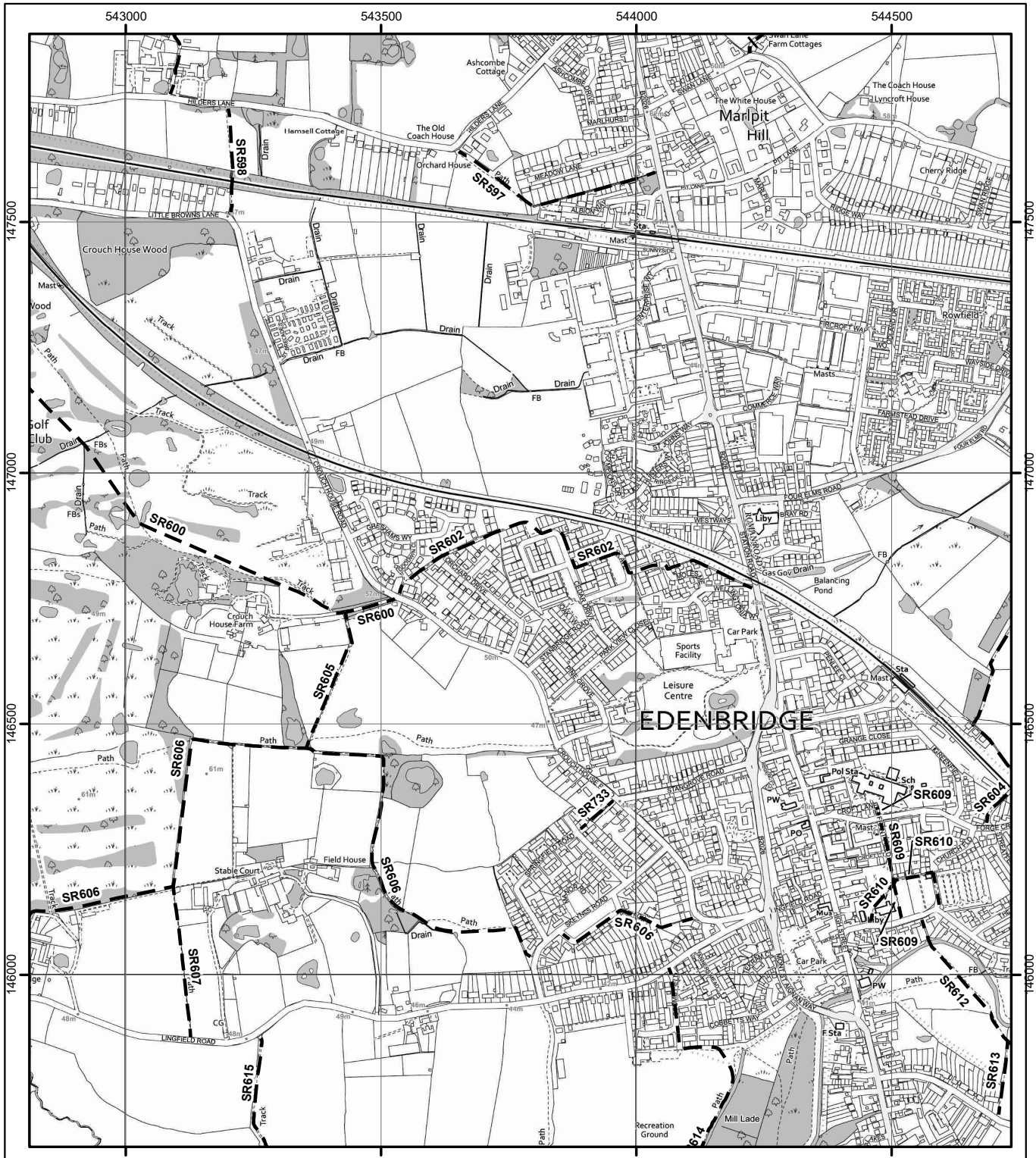
13 December 2021



Sevenoaks Strategic Sites - Site No.10 - Cedar Drive, Stangrove Estate, Edenbridge

Proposed Site Plan Showing Public Right of Way SR602 and Existing Footpath Route





- Footpath
- Bridleway
- Restricted Byway
- Byway Open to All Traffic
- Point path number or status changes
- Boundary of area covered by 1:2500 scale Network Map
- Area covered by 1:2500 scale Network Map

**EXTRACT OF THE WORKING COPY OF THE
DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY
FOR THE COUNTY OF KENT**

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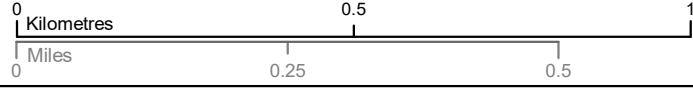
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8. SDC Planning Decisions – to note
- 8.1. 3 Proposed front porch; Roof light to side roof slope over en-suite to 2nd floor; New patio doors to rear
3 Shires Walk Edenbridge KENTTN8 6GE
Ref. No: 21/03124/HOUSE
Status: Decision - GRANTED
- 8.2. Partial demolition of existing single storey rear extension and erection of new rear extension and new front porch
New Homefield Sherden Lane Marsh Green Edenbridge KENTTN8 5PR
Ref. No: 21/03020/HOUSE

Status: Decision - GRANTED
- 8.3. Two storey extension to existing building, known as The Stables, with conversion into a "Cat Clinic" for ancillary use to the main Veterinary Practice. Roof and fenestration alterations.
Shefts Croft Mill Hill Edenbridge KENTTN8 5DB
Ref. No: 21/02936/FUL

Status: Decision - GRANTED
- 8.4. Fell tree in front garden.
Whitelands Lodge Mill Hill Edenbridge KENTTN8 5DB
Ref. No: 21/02830/WTPO

Status: Decision – GRANTED
- 8.5. Details pursuant to condition 8 (archaeological watching brief) of 20/02469/FUL.
Roughets Spode Lane Cowden KENTTN8 7HH
Ref. No: 21/02838/DETAIL

Status: Decision – GRANTED
- 8.6. Demolition of existing buildings, construction of new self contained residential dwelling and external store with associated hard and soft landscaping.
Land North West Of Round House Farm Bungalow Spode Lane Cowden KENTTN8 7HG
Ref. No: 21/01298/FUL

Status: Decision – GRANTED
- 8.7. Change of use of a B2 commercial unit to a single three-bedroom residential dwelling.
The Old Woodyard Marsh Green Road Marsh Green Edenbridge KENTTN8 5QR
Ref. No: 21/02035/FUL

Status: Decision – GRANTED



Edenbridge Town Council

Town Clerk: Caroline Leet



17 November 2021

Tom Tugendhat MP
Member of Parliament for Tonbridge and Malling

Email: tom.tugendhat.mp@parliament.uk

Dear Tom,

APPEAL: ALLOWED - EDENBRIDGE - Kent and Surrey Golf and Country Club

It is hugely disappointing that the Inspector appointed by the Secretary of State ([REDACTED]) has allowed the appeal for the site of the Kent and Surrey Golf Club redevelopment with a substantial new clubhouse and hotel, along with creating a continuing care retirement community with 100 residential units in the Green Belt.

The Planning Inspector agreed that this application “**would result in a significant loss of openness both visually and spatially thereby causing significant harm to the Green Belt. Therefore, it would be contrary to the objectives of the Framework**” (point 16 of the report).

There is also acknowledgement that the application plan presents more as residential dwellings, “it seems to me that the proposed development would contribute 100 residential units” (23). Yet they are classed as C2 and therefore exempt of Community Infrastructure Levy (CIL). However, the Inspector allowed substantial weight to affordable housing need, yet these properties will be delivered as market housing aimed at retired people downsizing.

Whilst the report recognises the reasons why this application was rejected by Sevenoaks District Planning Authority, it leans on material considerations presented to argue the very special circumstances that outweigh the harm on the Green Belt.

It is clear that the appeal was allowed only because the current older Local Plan policies hold little weight, and the emerging Local Plan which was unsuccessful at the recent Judicial Review holds no weight in the decision making.

This decision is extremely difficult to accept as the emerging Plan has been long in the making and has had a tremendous amount of work looking at the housing needs for the district and the preferred sites to help deliver these.

Following consideration and consultation, Edenbridge had already supported releasing some Green Belt land for the emerging Plan with the site at Four Elms Road for 340 houses, which includes older persons

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and affordable housing, and the new medical centre. There was a further 82 dwellings allocated in the Plan, and there is the new development at St John's Way for over 300 homes.

The concerns are now for the wider impact of this decision and with several Green Belt sites contiguous to the built-up area, these have now become vulnerable with the precedent set by this appeal decision. Because there is not a Local Plan in place any other developer could now look to develop. Edenbridge is a small rural town, not an urban sprawl.

Edenbridge also does not have the infrastructure for significant housing development. The nearest A-road is about 12 miles away, and the roads around the town are windy country roads. There are already pressures on the drainage systems and large areas in the flood plain.

The Strategic Housing Market Assessment (SHMA) 2015 is out of date, yet weight is put on it throughout the Inspector's report, referring to the need for specialist housing including sheltered and extra care housing for older persons categories (older persons are referred to as aged over 65).

This application is for the over 55s and is not specialist housing or extra care for older persons. Edenbridge has recently had the Manor Care Home open and already has older persons housing which is not fully occupied. The report quotes 240 units. This supports that Edenbridge already has sufficient older persons housing.

It is so wrong that this appeal has been allowed on these technicalities. The consequence of this decision now has the potential to completely overwhelm and change Edenbridge.

I appreciate that this is out of your control, but you do have a voice at Parliament, and we urge you to express the concerns. After all, this is not happening just in Edenbridge, it is a nationwide issue where developers seek to take advantage without regard for protecting the natural beauty of the countryside and our towns and villages using this loophole where a Plan has been refused.

Yours sincerely,

Caroline Leet
Town Clerk

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