



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 22 Mar 2022 | Short Agenda (Excludes Confidential Items) | v:1

To Councillors: J Aldridge (*Vice-Chair*), A Baker, S Compton, M Gemmell Smith, 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 March 2022 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 March 2022 at 9.00 am

Town Clerk
17 March 2022

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 Committee Meeting Held on 28 February 2022**

Pages 9683 to 9685.

 Planning and Transport | 28 Feb 2022 v.1 | Minutes (Pages 9683 to 9685)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **22/00465/FUL - Headley 85 Lingfield Road TN8 5DY**

Demolition of existing detached bungalow and replacement with detached 2 storey dwelling with attic accommodation. Associated landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7NZASBKG9500>

6.2 **22/00499/HOUSE - Elphinstone Honeypot Lane TN8 6QJ**

Single storey rear extension with 2 small dormers added to the roof.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7ROFQBKGG400>

6.3 **22/00529/HOUSE - 18 New House Terrace Station Road TN8 6HJ**

Formation of vehicular access.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7VBNYBK0LO00>

6.4 **22/00416/HOUSE - Stanfords End Farm Hartfield Road TN8 5NF**

Laying of a concrete slab, erect an Agricultural Metal Storage building for vehicle storage & removing rear cladding from adjacent outbuilding to allow vehicle access to the new building.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7EF50BK0LO00>

6.5 **22/00575/FUL - Land West Of Ashcombe Hilders Lane TN8 6LD**

Erection of stable building comprising 2 stables, tractor/hay store, hard feed store and tack room.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R82SG1BKGXT00>

6.6 **22/00605/ADV - 39 - 41 High Street TN8 5AD**

Proposal to install 2 x fascia sign, 4 x vinyl

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R86HT8BKH5A00>

6.7 **22/00635/HOUSE - 12 Meadow Lane TN8 6HT**

Proposed second storey extension over existing single storey with juliet balcony.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8DWI3BKHH900>

6.8 **22/00614/HOUSE - House Main Road TN8 6SJ**

Removal of the existing and damaged fencing and replacement with a new brickwork wall to match the existing brick walls in the property gardens/courtyard drive.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R88CGTBKH8I00>

6.9 **22/00660/LBCALT - House Main Road TN8 6SJ**

Removal of the existing and damaged fencing and replacement with a new brickwork wall to match the existing brick walls in the property gardens/courtyard drive.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8HKFZBK0LA00>

6.10 **22/00124/HOUSE - 31 Hunters Way TN8 6GB**

Erection of fence panels and posts

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5V0NVBK0TW00>

- 6.11 **22/00550/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**
Change of use from agricultural use to two bedroom dwelling house.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R80XRUBKGUD00>
- 6.12 **21/03271/FUL - Rough Close Swan Lane KENT TN8 6AJ**
Proposed construction of 1 new detached house, including new access road, fence and shed.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0GMZ1BKJMW00>
- 6.13 **22/00576/FUL - Hut 1 Last Chance Animal Sanctuary Hartfield Road TN8 5NH**
New driveway across a grass area from the main driveway into the car park creating a one way system.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R82SGCBKGV00>

7 **For Information**

- 7.1 **22/00584/DETAIL - Edenwood Swan Lane TN8 6AT**
Details pursuant to condition 6 (link lighting spillage) of 21/03403/HOUSE.
- 7.2 **22/00261/DEXFP - 34 Forge Croft TN8 5BW**
Single storey side extension

8 **SDC Planning Decisions**

- 8.1 **21/02073/MMA - Gabriels Farm House Mill Hill KENT TN8 5DQ**
Minor material amendment to 20/00188/FUL.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV9LMJBKHP100>
- 8.2 **21/04067/HOUSE - 78 Church Street KENT TN8 5BQ**
Removal of existing conservatory and erection of a single storey rear extension.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3WSF2BK11900>
- 8.3 **22/00179/HOUSE - 57 Ridge Way TN8 6AP**
Single storey front porch extension.
Status: Granted

8.4 **21/01333/FUL - Working Mens Club 67 High Street KENT TN8 5AL**

Conversion of existing Working Mens club to four flats

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSA6XYBKK2H00>

8.5 **22/00092/HOUSE - Pierces Platt Shernden Lane Marsh Green TN8 5PS**

The erection of a two storey side extension, single storey rear extension to form bay window, first floor bay window side extension and alterations to fenestration.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5NR2CBKKT500>

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

9.1 **22/00370/CONVAR - The Ranges Fairmead Road TN8 6JP**

Variation to conditions 2 (drawings) and 3 (materials) and removal of condition 4 (obscure glazed first floor dormer windows) of 20/01807/HOUSE to Infill extension to rear of property, loft conversion to add first floor. Roof alterations, dormers windows. New porch. Alterations to fenestration with amendments to drawings and materials.

Recommendation: Members supported this application

However, members note that although a Velux window is to be installed, the frosted glass was originally a condition of the planning permission.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R75C1TBK0L000>

9.2 **21/02094/FUL - Land North Of Warsop Trading Estate Hever Road KENT TN8 5DJ**

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

Appeal Received: 20th February 2022

Appeal Type: Refusal of Planning Permission

Requested Procedure: Written Representation

Parish: Edenbridge Ward: Edenbridge South & West

Case Officer: Sean Mitchell

Recommendation: Members objected to this application and wished to repeat their previous comments: Members agree with the objections raised by the Kent County Council Public rights of Way Access Service regarding the footpaths, and access and safety.

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

- 9.3 **22/00481/HOUSE - Holmcroft Lydens Lane Hever TN8 7EP**
Proposed oak frame porch with roof lights and single storey oak frame orangery to the rear with a roof lantern.

Recommendation: Members supported this application

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7PTYFBKGCQ00>

- 9.4 **22/00089/FUL - Field 200M South East Of Junction With New House Farm Road Hever Road**

Installation of the access gate to a plot of land from Hever Road.

Recommendation: Members objected to this application:

- Members agree with the concerns outlined by Hever Parish Council
- The field is on a 60mph road which is narrow and already dangerous.
- The location plan shows a corner to the right-hand side of the plot and therefore does not appear to be a safe place to construct an entrance.
- If one access is granted it will set a precedent for any of the other plot owners.
- It is not obvious how the owners, living in Dunstable would require the car parking for personal agricultural use.
- The land is subject to an Article 4, which restricts the use of the land.
- Footpath SR624 runs along the south side of the boundary. The existence of the right of way is a material consideration as mentioned by Kent County Council in their comments.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5NR17BKKTMO0>

10 **Information only Applications Considered Outside of A Meeting**

- 10.1 **22/00423/DETAIL - The Barn Skeynes Farm Lingfield Road TN8 5HW**
Details pursuant to condition 3 (hard and soft landscaping) of 21/02289/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7GKEHBKFXD00>

- 10.2 **22/00472/DETAIL - The Barn Skeynes Farm Lingfield Road TN8 5HW**
Details pursuant to condition 5 (light design for biodiversity) of 21/02289/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7PI5VBK0KW00>

- 10.3 **22/00473/DETAIL - The Barn Skeynes Farm Lingfield Road TN8 5HW**
Details pursuant to condition 6 (turning facility for Fire Service) of 21/02289/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7PI89BK0KW00>

10.4 **22/00445/LDCPR - 12 Stangrove Road TN8 5HT**

Pitched dormer to rear roof slope.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7IF42BKG0000>

11 **Consultations**

11.1 **KCC Bus Funding reduction Public Consultation**


Kent County Council (KCC) is currently consulting on proposals to make savings by reducing the money spent on providing some bus services that private bus companies cannot afford to run, and which are no longer cost effective.

This consultation closes at midnight on 20 April 2022. Please visit www.kent.gov.uk/bussavings to find out more and participate in this consultation.

12 **Other Planning Business**

12.1 **Housing Needs Survey**

Further information - See confidential papers

 Confidential Annex 1 (omitted from public documents): Housing Needs Survey

13 **Press Release**

14 **Date of Next Meeting**

4 April 2022