



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 25 Apr 2022 | Full 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 25 April 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 25 April 2022 at 9.00 am

Town Clerk
20 April 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

Agenda

1 - To Receive Apologies for Absence	3
2 - Declaration of Interests or Predetermination, including interests not already registered	3
3 - Public Questions and Statements	3
4 - To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 04 APRIL 2022 Pages 9706 to 9708	3
5 - Matters Arising Not Covered Elsewhere	3
6 - Planning Applications to Be Considered	3
6.1 - 22/00437/FUL - Stangrove Park Mont St Aignan Way TN8 5LU	3
6.2 - 22/00871/HOUSE - Brookside Marsh Green Road Marsh Green TN8 5QR	3
6.3 - 22/00417/LBCALT - Stanfords End Farm Hartfield Road TN8 5NF	3
6.4 - 22/00774/HOUSE - Barn Oast Hilders Lane TN8 6LE	4
6.5 - 22/00831/HOUSE - Pierces Platt Shernden Lane Marsh Green TN8 5PS	4
7 - For Information	4
7.1 - 22/00396/FUL - The Recreation Ground Coomb Field TN8 5HZ	4
8 - SDC Planning Decisions	4
8.1 - 22/00321/HOUSE - Old Orchard Crouch House Road TN8 5EN	4
8.2 - 22/00390/HOUSE - Pond Cottage Hilders Lane TN8 6LD	4
8.3 - 22/00124/HOUSE - 31 Hunters Way TN8 6GB	4
8.4 - 22/00370/CONVAR - The Ranges Fairmead Road TN8 6JP	5
8.5 - 22/00416/HOUSE - Stanfords End Farm Hartfield Road TN8 5NF	5
8.6 - 22/00417/LBCALT - Stanfords End Farm Hartfield Road TN8 5NF	5
8.7 - 22/00499/HOUSE - Elphinstone Honeypot Lane TN8 6QJ	5

9 - Appeals	5
9.1 - 21/00085/RFPLN - Land West Of Ashcombe Hilders Lane TN8 6LD	5
9.2 - 21/00079/RFRMO - Headley 85 Lingfield Road TN8 5DY	6
10 - Planning Applications Considered Outside of A Meeting	6
10.1 - 22/00843/HOUSE - 18 Springfield Road TN8 5HG	6
10.2 - 22/00830/HOUSE - Fairways Mill Hill TN8 5DQ	7
11 - Consultations	7
12 - Other Planning Business	7
13 - Press Release	7
14 - Date of Next Meeting	7

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.

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 Committee Meeting Held on 04 APRIL 2022 Pages 9706 to 9708**

 Planning and Transport | 04 Apr 2022 v.1 | Agenda

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **22/00437/FUL - Stangrove Park Mont St Aignan Way TN8 5LU**

Erect a beacon

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7HXPTBK0LO00>

6.2 **22/00871/HOUSE - Brookside Marsh Green Road Marsh Green TN8 5QR**

Car port.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9IKBGBKJGA00>

6.3 **22/00417/LBCALT - 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=R7EFGGBK0LO00>

- 6.4 **22/00774/HOUSE - Barn Oast Hilders Lane TN8 6LE**
Ancillary guest house outbuilding conversion with front and side extensions. Alterations to parking

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8Y9S1BKIIIF00>

- 6.5 **22/00831/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. Demolition of garage

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R99DQ3BKJ0Y00>

7 **For Information**

- 7.1 **22/00396/FUL - The Recreation Ground Coomb Field TN8 5HZ**

Creation of a zip wire.

Updated Block plan to show location of Zip Wire Zip wire details (corrected length of zip wire)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7C9GPBK0LO00>

8 **SDC Planning Decisions**

- 8.1 **22/00321/HOUSE - Old Orchard Crouch House Road TN8 5EN**
Erection of single storey rear extension including demolition of existing kitchen extension and conservatory and alterations to fenestration.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6Y1PXBKMT000>

- 8.2 **22/00390/HOUSE - Pond Cottage Hilders Lane TN8 6LD**
Demolition of existing garage with single storey front and flank extension.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7B0G5BKFNQ00>

- 8.3 **22/00124/HOUSE - 31 Hunters Way TN8 6GB**

Erection of fence panels and posts

Status: Granted

- 8.4 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R75C1TBK0LO00>
- 8.5 **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.
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=R7EF50BK0LO00&activeTab=summary>
- 8.6 **22/00417/LBCALT - 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.
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7EFGGBK0LO00>
- 8.7 **22/00499/HOUSE - Elphinstone Honeypot Lane TN8 6QJ**
Single storey rear extension with 2 small dormers added to the roof.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7ROFQBKGG400>

9 **Appeals**

- 9.1 **21/00085/RFPLN - Land West Of Ashcombe Hilders Lane TN8 6LD**
Erection of stable building comprising 2 stables, tractor/hay store, hard feed store and tack room.
Appeal Ref: APP/G2245/W/21/3289140
Start Date: 12th April 2022

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above. The appeal will be

determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

SDC have forwarded all the representations made to them on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, 3C, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference APP/G2245/W/21/3289140, to arrive by 17th May 2022.

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=R47BYKKBK0MR00>

9.2 **21/00079/RFRMO - Headley 85 Lingfield Road 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.)

Appeal Ref: APP/G2245/W/21/3288095

SDC Ref: 21/00079/RFRMO

Start Date: 12 April 2022

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

SDC have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, 3C, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference APP/G2245/W/21/3288095, to arrive by 17th May 2022.

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

10.1 **22/00843/HOUSE - 18 Springfield Road TN8 5HG**

Single storey rear extension.

Recommendation: *Members supported this application and made no comments*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9B8ERBKJ4F00>

10.2 **22/00830/HOUSE - Fairways Mill Hill TN8 5DQ**

Loft conversion - construction of dormer window to rear of property, raise ridge line to meet existing over original extension to house ensuite and 1st floor study.

Recommendation: *Members supported this application and made no comments*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R99DPNBKJ0W00>

11 **Consultations**

12 **Other Planning Business**

13 **Press Release**

14 **Date of Next Meeting**
16 May 2022