



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 16 May 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 16 May 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 16 May 2022 at 9.00 am

Town Clerk
11 May 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 Elections

1.1 Election of Chairman of the Planning and Transportation Committee for the ensuing year

1.2 Election of the Vice-Chairman of the Planning and Transportation Committee

2 To Receive Apologies for Absence

3 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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4 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.

5 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 25 April 2022 Pages 9714 to 9716.

 Planning and Transport | 25 Apr 2022 v.1 | Minutes (Pages 9714 to 9716)

6 Matters Arising Not Covered Elsewhere

7 Planning Applications to Be Considered

7.1 22/01030/HOUSE - 2 Albion Way TN8 6JJ

Loft conversion with dormers.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA68JLBK0LO00>

- 7.2 **22/01113/FUL - Marlbridge House Enterprise Way TN8 6HF**
Erection of a new building. Creation of a new parking and turning area inc. disabled parking space, EV charging point and LGV parking space. Glass facade and canopy on East elevation of Marlbridge House. Solar panels.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RANAXJBKL9R00>

- 7.3 **22/01114/MMA - Gabriels Farm House Mill Hill TN8 5DQ**
Minor material amendment to 21/02073/MMA related to 20/00188/FUL to demolish ex garage/games room and detached garage, sub divide the land with new separating fence with new three bedroom dwelling.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RANAYHBKL9T00>

- 7.4 **22/01142/FUL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**
Change of use from stables to three bedroom living accommodation.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAR0CABKLG00>

8 **For Information**

- 8.1 **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.

The application has now been amended, and a summary of the main changes is set out below;

- The design of the proposed wall has been amended, following conservation comments.
- The Design Access, and Heritage Statement has also been updated to reflect the conservation officer's comments. This includes additional information / photos on existing garden wall details that can be found around Edenbridge House to help justify the decision to use the tile topped piers. The design omits the piers and tile topping along the main wall elevation and proposes a plain brick topping to the wall.

Any comments you made on the original submission, and / or subsequent amendments will be considered when the decision is made. This letter is for your information only. You can view and track the progress of this and other applications by visiting: www.sevenoaks.gov.uk/online-applications.

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

- 8.2 **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.

9 SDC Planning Decisions

- 9.1 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R82SG1BKGXT00>
- 9.2 **22/00529/HOUSE - 18 New House Terrace Station Road TN8 6HJ**
Formation of vehicular access.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7VBNYBK0L000>
- 9.3 **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.
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7NZASBKG9500>
- 9.4 **22/00605/ADV - 39 - 41 High Street TN8 5AD**
Proposal to install 2 x fascia sign, 4 x vinyl
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R86HT8BKH5A00>
- 9.5 **22/00091/FUL - Land South Of Yew Tree Farm Troy Lane TN8 6QL**
Construction of a new stable block with associated landscaping. Creation of new access, hardstanding, car parking, fencing and gates.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5NR24BKKTQ00>
- 9.6 **22/00140/HOUSE - 11 Ridge Way TN8 6AU**
Two-storey rear extension with roof lights. Conversion of garage to habitable room, part two storey front extension. Alterations to fenestration.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5V5QVBKL5B00>

9.7 **21/03271/FUL - Rough Close Swan Lane KENT TN8 6AJ**

Proposed construction of 1 new detached house, including new access road, fence and shed.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0GMZ1BKJMW00>

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

10.1 **22/01006/FUL - The Outbuilding, Ashcombe Hilders Lane TN8 6LD**

Provision of 3 bedroom dwelling with detached garage (replacing existing building on site).

Recommendation: members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9Z8DCBKK9500>

11 **Information only After a Meeting**

11.1 **22/01089/DETAIL - Site Of Roughets Spode Lane Cowden TN8 7HH**

Details pursuant to condition 9 (biodiversity enhancement) of 20/02469/FUL.

Noted.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAL410BK0KW00>

12 **Consultations**

12.1 **Sevenoaks Urban Area Local Walking and Cycling Infrastructure Plan (LCWIP) Consultation**

Sevenoaks District Council has commissioned Sustrans to provide a comprehensive Local Walking and Cycling Infrastructure Plan (LCWIP) for the Sevenoaks Urban Area. The plan will detail potential walking and cycling routes to encourage the community and visitors to move more sustainably around the area. The development of the LCWIP includes an analysis of existing conditions, consultation with stakeholders and conducting an audit to develop recommendations and plans to use as the basis of funding bids.

To assist with the consultation process, Sustrans have developed a digital Community Mapping Tool for the public and stakeholders. Participants can comment on the map, identifying barriers to walking and cycling, as well as potential cycle routes and walking zones. The GDPRcompliant mapping software allows users to leave as many comments as they like, whilst identifying unique participants and other demographic data, to evidence engagement. Users can identify the following on the interactive map:

- Physical barriers to walking, cycling and wheeling in the area e.g. major roads and junctions, railways
- Potential cycle routes that could connect key origins and destinations Potential

walking zones where there is a high level of pedestrian activity e.g. high streets, schools, busy pedestrian crossings

If you would like to participate, please click on the link below. The survey period will run until Friday 17th June 2022.

[🔗 https://communitymap.uk/project/111](https://communitymap.uk/project/111)

13 **Press Release**

14 **Date of Next Meeting**
6 June 2022