



# Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 18 Jul 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 18 July 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 18 July 2022 at 9.00 am

Town Clerk  
13 July 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

<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 Committee Meeting Held on 27 June 2022 Pages 9744 to 9747</b>	3
<b>5 - Planning Applications to Be Considered</b>	3
5.1 - 22/01590/FUL - Skeynes Park Lingfield Road TN8 5HN	3
5.2 - 22/01280/FUL - Land South West Of Gaywood Lodge Gaywood Farm Hole Lane TN8 6SL	3
5.3 - 22/01277/FUL - Land North Of Warsop Trading Estate Hever Road TN8 5DJ	3
5.4 - 22/01398/MMA - Apex House Main Road TN8 6HZ	4
5.5 - 22/01770/FUL - Benchmark Cases Unit E Gaywood Farm Hole Lane TN8 6SL	4
5.6 - 21/03474/FUL - Oast Farm Lydens Lane Hever KENT TN8 7EP	4
5.7 - 22/01773/HOUSE - 16 Ridge Way TN8 6AR	4
5.8 - 22/01836/LBCALT - Shernden Manor Shernden Lane Marsh Green TN8 5PS	4
5.9 - 22/01835/LBCALT - Shernden Manor Shernden Lane Marsh Green TN8 5PS	4
<b>6 - Information only</b>	4
6.1 - 22/01778/WTPO - Glengarriff Mill Hill TN8 5DB	4
6.2 - 22/01704/DETAIL - Tonys Corner Shop 18 Cedar Drive TN8 5JL	4
6.3 - 22/01618/DETAIL - Land North Of Newlands Delaware Farm Hever Road TN8 7LD	5
6.4 - 22/01749/DETAIL - Land North Of Newlands Delaware Farm Hever Road TN8 7LD	5
6.5 - 22/01382/DETAIL - Wilding Farm Spode Lane Cowden TN8 7HG	5
6.6 - 22/01869/WTPO - 30 Ridge Way TN8 6AR	5

<b>7 - SDC Planning Decisions</b>	5
7.1 - 22/01142/FUL - W heatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	5
7.2 - 22/01301/HOUSE - 5 Marlpit Close TN8 6BE	5
7.3 - 22/01113/FUL - Marlbridge House Enterprise Way TN8 6HF	5
<b>8 - Any Other Planning Matters</b>	5
<b>9 - Consultations</b>	6
9.1 - Main Road, Edenbridge - Amendment 33: Speed limit order to introduce a 40-mph buffer zone – closing date 1 August	6
<b>10 - Other Council Matters</b>	6
10.1 - To note: school bus routes S41 to Sevenoaks and TW8 to Tunbridge Wells have been dropped from the schedule by the route operator	6
10.2 - Thursday Market: To consider allocating a budget (est. up to £500) to allow entertainment(s) for children during the August market days to attract footfall to the town	6
<b>11 - Press Release</b>	6
<b>12 - Date of Next Meeting</b>	7
<b>Annex 1   Main Road Speed Limit - Documents on Deposit</b>	8

## 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 27 June 2022 Pages 9744 to 9747**

 Planning and Transport | 27 Jun 2022 v.1 | Minutes (Pages 9744 to 9747)

## 5 **Planning Applications to Be Considered**

### 5.1 **22/01590/FUL - Skeynes Park Lingfield Road TN8 5HN**

Tree house with decking in garden.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RD61L3BKHNLO0>

### 5.2 **22/01280/FUL - Land South West Of Gaywood Lodge Gaywood Farm Hole Lane TN8 6SL**

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

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF31JBKMJP00>

### 5.3 **22/01277/FUL - Land North Of Warsop Trading Estate Hever Road TN8 5DJ**

Erection of two storey semi-Independent accommodation for young adults 16+ to 25 short or long term. Associated hard and soft landscaping and parking.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF305BKMJJ00>

- 5.4 **22/01398/MMA - Apex House Main Road TN8 6HZ**  
Amendment to 21/03085/FUL.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC1B21BKFTW00>
- 5.5 **22/01770/FUL - Benchmark Cases Unit E Gaywood Farm Hole Lane TN8 6SL**  
Erection of extension to existing building for B2 purposes.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDZO9FBKJ1E00>
- 5.6 **21/03474/FUL - Oast Farm Lydens Lane Hever KENT 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>
- 5.7 **22/01773/HOUSE - 16 Ridge Way TN8 6AR**  
Proposed air source heat pump and associated volumiser  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDZOA0BKJ1K00>
- 5.8 **22/01836/LBCALT - Shernden Manor Shernden Lane Marsh Green TN8 5PS**  
Replace an existing rooflight with a dormer window. Insertion of a conservation rooflight to the east elevation. Single storey side extension.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REASA7BKJPN00>
- 5.9 **22/01835/LBCALT - Shernden Manor Shernden Lane Marsh Green TN8 5PS**  
Demolition of covered porch. Erection of a single storey rear and side extension. Roof alterations to facilitate new dormer to the rear  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REAS9WBKJPJ00>

## 6 **Information only**

- 6.1 **22/01778/WTPO - Glengarriff Mill Hill TN8 5DB**  
Various works to trees.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDZOB0BKJ1V00>
- 6.2 **22/01704/DETAIL - Tonys Corner Shop 18 Cedar Drive TN8 5JL**  
Details pursuant to condition 10 (drainage) subject to 21/02825/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDS9MVBKIMU00>

- 6.3 **22/01618/DETAIL - Land North Of Newlands Delaware Farm Hever Road TN8 7LD**  
 Details pursuant to condition 4 (landscaping and biodiversity) subject to 21/01300/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RD95F7BK0RX00>
- 6.4 **22/01749/DETAIL - Land North Of Newlands Delaware Farm Hever Road TN8 7LD**  
 Details pursuant to condition 9 (foul and surface water drainage) of 21/01300/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDVYY8BKIUD00>
- 6.5 **22/01382/DETAIL - Wilding Farm Spode Lane Cowden TN8 7HG**  
 Details pursuant to condition 6 (lighting plan) subject to 21/04030/MMA  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBZD73BKFQ400>
- 6.6 **22/01869/WTPO - 30 Ridge Way TN8 6AR**  
 1 x Ash tree overhanging garden require a 3m lateral reduction to bring back to boundary.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REI6ZLBKK3C00>

## 7 **SDC Planning Decisions**

- 7.1 **22/01142/FUL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**  
 Change of use from stables to three bedroom living accommodation.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAROCABKLG00>
- 7.2 **22/01301/HOUSE - 5 Marlpit Close TN8 6BE**  
 Single storey rear extension with rooflights.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBGXPFBKMND00>
- 7.3 **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.  
**Status: Withdrawn**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RANAXJBKL9R00>

## 8 **Any Other Planning Matters**

None

9.1 **Main Road, Edenbridge - Amendment 33: Speed limit order to introduce a 40-mph buffer zone - closing date 1 August**

The Town Council's Highways Improvement Plan had identified the need for additional traffic safety measures. Following discussions with Kent Highways, the proposal for a buffer zone on the approach to Edenbridge was proposed by Kent highways, and subsequently supported by Council a 40-mph buffer zone at Main Road/Marlpit Hill, Kent Highways. The Council's CIL Board approved funding at its February meeting of £10k.

If the proposal receives five or more objections a report will be presented to the Joint Transportation Board (JCB), to debate the proposal and make a recommendation on how to proceed. In terms of timescales, it was estimated between 9-12 months from the start of the consultation to installation on site. A request had been forwarded to consider if the speed limit could be extended any further back. Further stage payments would be made to Kent Highways accordingly.

Kent Highways has replied that the design team said the road didn't meet the criteria for a 40mph speed limit any further north. I have asked for a further explanation.

<http://www.kent.gov.uk/highwaysconsultations>

Annex 1: Main Road Speed Limit - Documents on Deposit

10 **Other Council Matters**

*Delegated powers for Council business resolved full Council 04 July 2022 for the summer period*

10.1 **To note: school bus routes S41 to Sevenoaks and TW8 to Tunbridge Wells have been dropped from the schedule by the route operator**

A statement has been published on behalf of the Town Council

The Town Council was not notified of these bus cuts at any time, and it has no influence. However, Cllr McArthur is aware of the situation and is working with KCC on this.

10.2 **Thursday Market: To consider allocating a budget (est. up to £500) to allow entertainment(s) for children during the August market days to attract footfall to the town**

The Thursday market last year saw a drop in footfall over the school summer holidays. The Council has been working to sustain the market. To help with publicity to attract users for the market and the town, activities for children such as a magician, hook the duck and a soft play or other activity could be provided during August. Costs range from £150 for a magician, £200 face painter, and £300 for an inflatable.

**How do Members want to proceed? Do members support allocate a budget of up to £500 for Thursday Market children's entertainments?**

11 **Press Release**





# **DOCUMENTS on DEPOSIT**

**These documents  
should remain available  
for public inspection until  
1 August 2022**

**In the District of Sevenoaks  
THE KENT COUNTY COUNCIL  
(VARIOUS ROADS, THE DISTRICT OF SEVENOAKS)  
(20MPH, 30MPH, 40MPH, 50MPH SPEED LIMITS AND  
DERESTRICTED ROADS) AMENDMENT No.33 ORDER 2022**

**Road Traffic Regulation Act 1984**

Please return to:

**Traffic Management Team**

Kent County Council Highways, Transportation & Waste  
Ashford Highway Depot  
Javelin Way  
Ashford  
TN24 8AD



## In the District of Sevenoaks

**THE KENT COUNTY COUNCIL  
(VARIOUS ROADS, THE DISTRICT OF SEVENOAKS)  
(20MPH, 30MPH, 40MPH, 50MPH SPEED LIMITS AND DERESTRICTED ROADS)  
AMENDMENT No.33 ORDER 2022  
Road Traffic Regulation Act 1984**

NOTICE is hereby given that the Kent County Council proposes to make the above-named Order under Sections 81, 82, 83 and 84 of the Road Traffic Regulation Act 1984, the effect of which would be to: -

The effect of the order would be to reduce the current speed limit to 40MPH on the following length of road in Edenbridge, Sevenoaks:-

**MAIN ROAD** – From a point 56 metres northwest of its junction with Homestead Road for a distance of 328 metres in a north westerly direction.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways, Transportation & Waste, Ashford Highway Depot, Henwood Industrial Estate, Unit 4 Javelin Way, Ashford, Kent TN24 8AD by appointment booked through [tro@kent.gov.uk](mailto:tro@kent.gov.uk) or viewed online from 8 July 2022 at [www.kent.gov.uk/highwaysconsultations](http://www.kent.gov.uk/highwaysconsultations)

Representations supporting or objecting to the proposed Order can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Highways, Transportation & Waste, Kent County Council, Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, TN24 8AD by 12 noon Monday 1 August 2022.

**Simon Jones**  
Corporate Director Growth, Environment & Transport

# STATEMENT of REASON

**Kent  
County  
Council**  
kent.gov.uk



## In the District of Sevenoaks

**THE KENT COUNTY COUNCIL**  
**(VARIOUS ROADS, THE DISTRICT OF SEVENOAKS)**  
**(20MPH, 30MPH, 40MPH, 50MPH SPEED LIMITS AND DERESTRICTED ROADS)**  
**AMENDMENT No.33 ORDER 2022**

**Road Traffic Regulation Act 1984**

The Kent County Council as traffic authority propose to make the Order referred to above and as shown on the drawing accompanying this document for the following reasons :-

- For avoiding the danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising
- For preserving or improving the amenities of the area through which the road runs.
- For facilitating the passage on the road or any other road of any class of traffic (including pedestrians).

**Lorna Day**  
Kent Parking & Enforcement Manager  
Highways, Transportation & Waste

**THE KENT COUNTY COUNCIL**  
**(VARIOUS ROADS, THE DISTRICT OF SEVENOAKS)**  
**(20MPH, 30MPH, 40MPH, 50MPH SPEED LIMITS AND DERESTRICTED ROADS)**  
**AMENDMENT No.33 ORDER 2022**

**ROAD TRAFFIC REGULATION ACT 1984**

THE KENT COUNTY COUNCIL, acting as Local Traffic Authority and in exercise of its powers under Sections 81, 82, 83 and 84 of the Road Traffic Regulation Act 1984 (hereinafter referred to as 'the Act') as amended, and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby propose to make the following Order.

**REVOCATION, MODIFICATION AND AMENDMENTS**

The 'Kent County Council (Various Roads, The District of Sevenoaks) (20MPH, 30MPH, 40MPH, 50MPH Speed Limits and Derestricted Roads) Consolidation Order 2012' ('the Order of 2012') to be amended as follows;

In Schedule 4 of the Order of 2012 the following entry as in the Table below shall be added to the Schedule.

<b>Item No</b>	<b>Road Name</b>	<b>Parish</b>	<b>Description</b>
<b>79</b>	MAIN ROAD	EDENBRIDGE	From a point 56 metres north west of its junction with Homestead Road for a distance of 328 metres in a north westerly direction.

**CITATION AND COMMENCEMENT**

This Order may be cited as 'The Kent County Council (Various Roads, The District of Sevenoaks) (20mph, 30mph, 40mph, 50mph Speed Limits and Derestricted Roads) Amendment No.33 Order 2022' ('this Order') and shall come into operation on the            day of            2022.

GIVEN under the Common Seal of The Kent County Council

This            day of            2022

**THE COMMON SEAL OF THE  
KENT COUNTY COUNCIL**

was hereunto affixed

In the presence of: -

Authorised signatory

