



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 15 Aug 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 15 August 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 15 August 2022 at 9.00 am

Town Clerk
10 August 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.

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 18 July 2022

Pages 9755 to 9757

 Planning and Transport | 18 Jul 2022 v.1 | Minutes (Pages 9755 to 9757)

5 Planning Applications to Be Considered

5.1 22/01723/FUL - Gabriels Farm Marsh Green Road Marsh Green TN8 5PP

Erection of hay and storage barn to serve existing equestrian stables.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDU49IBKIQR00>

5.2 22/01957/HOUSE - 31 Coomb Field TN8 5HZ

Revisions to the width of the porch during construction (in accordance with building inspectors directions; to avoid main drainage pipes at foundation level).

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REX0DPBKKHM00>

5.3 22/02071/FUL - 35A High Street TN8 5AD

Convert office space over shop into 2 bed flat at first floor level

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFKZM0BK0LO00>

5.4 **22/02113/FUL - Land Rear Of Apex House Main Road TN8 6HZ**

Three storey building containing 5 new apartments.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQMY6BKL5F00>

5.5 **22/02144/HOUSE - Eden Park Hartfield Road TN8 5PW**

Demolition of existing single storey extension and erection of replacement single storey extension, with rooflights. Create balcony from existing side bay window. New patio area, associated landscaping and alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFZW92BKLCX00>

5.6 **22/02118/HOUSE - Walnut Tree Cottage Stick Hill TN8 5NJ**

Demolition of existing car port, erection of new two storey side extension, single storey rear conservatory and new stand alone double garage.

5.7 **22/02021/FUL - 5 Skeynes Road TN8 5EX**

Demolition of existing store and erection of 2 bedroom, single storey, detached dwelling, with associated parking and landscaping

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF849KBKKS00>

5.8 **22/01945/FUL - Gaywood Solar Farm Land North West Of Little Browns Railway Bridge Hilders Lane**

Solar photovoltaic farm use for a period of 40 years, comprising PV panels mounted on metal frames, new access tracks, substations, inverter substations, transformer enclosures, switchgear kiosks, storage building, communications building, underground cabling, perimeter fencing with CCTV cameras and access gates, temporary construction compounds and all ancillary grid infrastructure and associated works.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REWU4RBK0L000>

6 **For Information**

6.1 **22/01255/DETAIL - Marloaks 5 Highfields Road TN8 6JN**

Details pursuant to condition 4 (external lighting) of planning permission 21/03656/HOUSE.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBCNF4BK0L000>

6.2 **22/02007/DETAIL - Site Of Roughets Spode Lane Cowden TN8 7HH**

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF2KJUBKKOH00>

6.3 **22/02077/DETAIL - Apex House Main Road TN8 6HZ**

Details pursuant to condition (noise assessment) subject to 21/01597/PAC

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFL2XQBKL1C00>

6.4 **22/02056/DETAIL - Formerly The Star Inn 130 High Street TN8 5AY**

Details pursuant to condition 7 (finished floor levels and flood mitigation) of 19/02360/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFDOAQBKXFF00>

6.5 **22/02107/DETAIL - Formerly The Star Inn 130 High Street TN8 5AY**

Details pursuant to condition 16 (biodiversity enhancement) of 19/02360/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQABABK0UL00>

6.6 **22/02108/DETAIL - Formerly The Star Inn 130 High Street TN8 5AY**

Details pursuant to condition 20 (foul and surface water drainage systems) of 19/02360/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQAG2BK0UL00>

7 **SDC Planning Decisions**

7.1 **22/01094/FUL - Old Barn Farm Os Field 5066 Stanfords End Lydens Lane Hever**

Change of use from agricultural use to dog walking paddock (sui generis use class) with associated car parking.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RALGALBKL6100>

7.2 **22/01514/HOUSE - Elphinstone Honeypot Lane TN8 6QJ**

Small single storey rear extension in the form of a bay window.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCJTQBKGP000>

7.3 **22/01329/HOUSE - The Old Coach House Hilders Lane TN8 6LG**

Part single, part two storey rear extension, proposed entrance porch, alterations to fenestration, removal of chimney.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBOCBTBKMY000>

7.4 **22/01238/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=RBB6U0BK0LO00>

7.5 **22/00642/CONVAR - Former Library Church Street TN8 5BD**

Variation of condition 4 and 6 of 14/02950/FUL to: Proposed extension to form boiler house/store. New external door to East elevation, formation of new entrance door (West); rooflights; air conditioning unit to North elevation; external free standing lighting; fencing and trellis; summer house, play equipment and bench; bicycle stand; artificial play surfaces. with amendment to parking bays and approved plans.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8FB1JBK0LO00>

7.6 **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.

Status: Refused

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

7.7 **22/00267/LDCEX - Land North Of St Brelades Court Crouch House Road TN8 5LL**

Confirmation of use of land for recreation purposes and parking ancillary to Caravan Site.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6FJ33BKM2Z00>

7.8 **22/01141/HOUSE - New Homefield Shernden Lane Marsh Green TN8 5PR**

Partial demolition of existing single Storey rear extension and erection of new rear extension and new front porch

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAR0BWBKLGEO0>

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

8.1 **22/00267/LDCEX - Land North Of St Brelades Court Crouch House Road TN8 5LL**

Confirmation of use of land for recreation purposes and parking ancillary to Caravan Site.

DECISION: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6FJ33BKM2Z00>

8.2 **22/01773/HOUSE - 16 Ridge Way TN8 6AR**
Proposed air source heat pump and associated volumiser

DECISION: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDZOA0BKJ1K00>

8.3 **22/01860/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.

DECISION: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REI6WUBKK2U00>

8.4 **22/01864/HOUSE - Honey House Main Road TN8 6JE**
Erection of single storey rear extension and garage conversion with new bay window.

DECISION: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REI6XOBKK3200>

8.5 **22/01834/HOUSE - 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

DECISION: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REAS9VBKJPI00>

8.6 **22/01699/FUL - 83 High Street TN8 5AU**
Subdivision of existing commercial unit to form a self contained commercial unit to the rear. Replacement of existing window with a new door and window to form a separate ground floor entrance to the existing first floor flat.

DECISION: Members supported this application.

Members commented that the principle appeared OK (creating an additional commercial unit) but public comments suggest local dissatisfaction with adherence to the prior application, and potential overlooking.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDS9LKBKIMK00>

8.7 **22/01928/HOUSE - 14 Coomb Field TN8 5HL**
Loft conversion with a rear dormer and roof lights to the front elevation.

DECISION: Members supported this application.

Members commented that this application could be possibly overlooking, due to height of windows, over grounds and relatively small adjacent gardens.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REV5KWBKKFB00>

9 **Any Other Planning Matters**

9.1 **Appeals**

9.1.1 **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.

DC Appeal Ref:22/00015/RFPLN

Planning Inspectorate Appeal Ref: APP/G2245/W/22/3293382

Start Date: 19th July 2022

Comments By: 23rd August 2022

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVF5N4BKH900>

9.1.2 **21/02890/FUL - Seven Acres Farm Hever Road KENT TN8 5DJ**

Enlargement of gypsy travellers site, by way of additional 5 mobile homes and 5 touring caravans.

Appeal Received: 27th July 2022

Appeal Type: Refusal of Planning Permission

Requested Procedure: Written Representation

Parish: Edenbridge

Ward: Edenbridge South & West

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYTF0KBKGI200>

9.2 **Movement of Streetlight No 20 Cedar Drive site 9 - 21/02825/FUL (planning granted 28/01/2022)**

A request has been received by a developer for the moving of Streetlight No 20 in Cedar Drive Edenbridge to new location to one of the sides of the new car park entrance. See attached

Do Members agree for ETC to obtain a price from the contractor and UK Power Networks to move the light and charge the developer direct?

 Annex 1: 9.2 Movement of Streetlight.pdf

9.3 **Hilders Lane, Edenbridge Temporary Prohibition of Driving**


Kent County Council gives notice that Hilders Lane, Edenbridge will be closed to through traffic, on or after 15th August 2022 for up to 3 days.

The road will be closed at Main Road to Little Browns Lane.

The alternative route is via Hilders Lane, Main Road, Hole Lane, Monks Lane, Grants Lane, Honeypot Lane.

It is planned that the road will be closed between 09:00 hrs and 17:00 hrs each day.

See notice attached.

 Annex 2: 9.2 Hilders Lane.pdf

9.4 **Little Browns Embankment Essential Stabilisation works.**

Between 24 August and 24 September Network Rail will be carrying out essential embankment stabilisation works on the railway embankment off Honeypot Lane, Edenbridge – the works will reduce any risks associated with any embankment collapse and prevent any future risks to the safety of passengers and the railway. Lineside neighbours have received a letter from Network Rail (copy attached).

Network Rail will be holding a Zoom virtual information session on Monday 22 August 2022 at 18:30 where lineside neighbours and residents will be able to find out more about these stabilisation works.

Please visit: <http://www.zoom.us/join> Meeting ID: 884 5704 1158 Passcode: 815474

To dial in by mobile phone please call: 0208 080 6591 and enter the meeting ID and passcode above.

 Annex 3: 9.4 Little Browns.pdf

10 **Consultations**

None

11 **Other Council Matters**

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

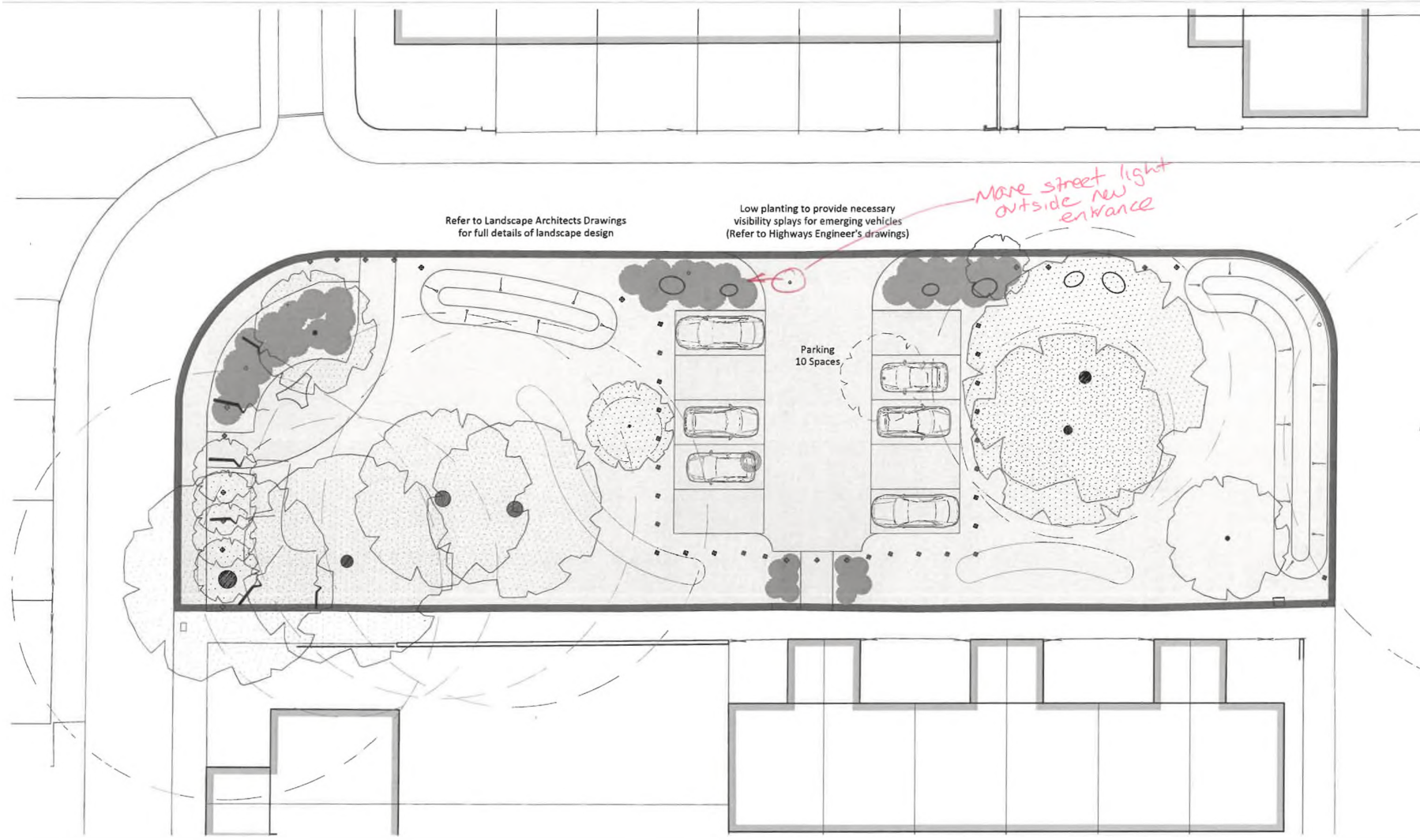
11.1 **To receive a request from Nomads to consider supporting Chipstead Women's Football team to play at Nomads**

(NB: Lease section 6 The Tenant shall not assign, underlet, charge, part with or share possession or share occupation of this lease or the Property or grant any right or licence over the Property in favour of any third party.)

12 **Press Release**

13 **Date of Next Meeting**

5 September 2022



dp Architects and Surveyors Ltd
 28 St John's Hill, Sevenoaks, Kent, TN13 3NP
 The Mount, 2 Trees Valley Road, Littlefield, Sevenoaks, Kent TN13 3EG
 Tel: 01782 461916 | Email: info@dpse.co.uk | www.dpse.co.uk



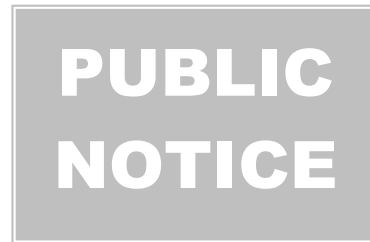
Sevenoaks Strategic Sites - Site No. 9 - Parking, Cedar Drive, Stangrove Estate, Edenbridge

Proposed Site Plan

DRAWING NUMBER:	REVISION:	DATE:	PAGE SIZE:	DRAWN BY:	SCALE:
A983-01E-PL-102	C	02.11.17	A3	AC	1:200



All dimensions to be checked on site. Any discrepancy between the drawing and other information is to be referred to dp Architects and Surveyors Limited. This drawing is copyright.



KENT COUNTY COUNCIL

HILDERS LANE, EDENBRIDGE

TEMPORARY PROHIBITION OF DRIVING

Road Traffic Regulation Act 1984 – Section 14 (2)

Kent County Council gives notice that Hilders Lane, Edenbridge will be closed to through traffic, on or after 15th August 2022 for up to 3 days.

The road will be closed at Main Road to Little Browns Lane.

The alternative route is via Hilders Lane, Main Road, Hole Lane, Monks Lane, Grants Lane, Honeypot Lane.

It is planned that the road will be closed between 09:00 hrs and 17:00 hrs each day.

This closure is necessary to enable carriageway patching to be carried out by Kent County Council.

This Notice applies when the relevant signs and barriers are on site and is valid for a period of no more than 5 days.

Signed for and on behalf of the Kent County Council,
Simon Jones, Director of Highways Transportation & Waste, or by his authorised signatory.

Authorised Signatory

Dated this 8th day of August 2022
Kent County Council, County Hall, Maidstone, ME14 1XQ



**Urgent Road Closure - Hilders Lane, Edenbridge - 15th August 2022
(Sevenoaks)**

It will be necessary to close Hilders Lane, Edenbridge from 15th August 2022 for up to 3 days.

The road will be closed at Main Road to Little Browns Lane.

The alternative route is via Hilders Lane, Main Road, Hole Lane, Monks Lane, Grants Lane, Honeypot Lane.

It is planned that the road will be closed between 09:00 hrs and 17:00 hrs each day.

This is to enable carriageway patching to be carried out by Kent County Council.

Enclosed is a copy of the Traffic Notice in confirmation of this.

This bulletin contains public information and can be freely forwarded to any other road users who may be affected. Every care is taken to ensure the accuracy of the information, but no liability can be accepted for any changes or errors.

For details of roadworks, please see [One.Network](#)

KCC Highways, Transportation & Waste: keeping you up to date with what's happening on our roads - for more information visit <https://www.kent.gov.uk/roads-and-travel> or follow us on Twitter <https://twitter.com/KentHighways>

Regards,

Street Works West Team

03000 418181 (9am – 5pm)

03000 419191 (5pm – 9am)

OFFICIAL



Reference: SCD/PG/BAM NUTTALL/GD/RTT 31.1254 – 31.1430

Community Relations
Network Rail Southern Region
1 Puddle Dock
London
EC4V 3DS

15 August 2022

Dear Neighbour,

Railway Improvement Works – Little Browns Embankment Stabilisation Works

I am writing to let you know that we will be carrying out essential stabilisation works on the railway embankment off Honeypot Lane, Edenbridge to remove the risk associated with any embankment collapse in the area and to remove any potential future risks.

Stable embankments are a key part of running a safe, reliable railway and is completed under the guidelines set out by the Office of Rail and Road. Therefore, for the safety of our passengers and employees we have no option but to take action to reduce the risk posed to the railway.

To stabilise the railway, we will be installing sheet piles (8.5m lengths of steel which interlock to form a continuous wall) into the ground at the top of the embankment which will act as a retaining wall, preventing the slope and track from moving. Due to the nature of the work and the equipment that we will be using there will be some noise disturbance and you may feel some vibrations. All staff working on site are fully briefed on working responsibly in the local community and keeping noise levels to an absolute minimum.

When will we be working?

The main stabilisation work will take place from 01:05 on the 10 of September to 04:00 on the 12 of September 2022, with a portion of the work being undertaken in the two weeks prior and two weeks after this time. Our teams are trained to work safely on and near the railway line whilst still allowing the normal train services to run. However, sometimes we need to close the railway to allow us to work safely and to make sure we complete as much work as possible when the railway is closed, which means we will be working 24-hours during the times shown below:

Where will we be working?

The stabilisation works will take place off Honeypot Lane, outlined in red in the first image below. There will be a compound area set up close to this location which will include welfare facilities, car parking, plant and material storage on the land outlined in blue.

Some machinery and staff will access the work area on the embankment from the compound area on third party land and track machinery will access the railway from our access point at Godstone station off Ragan Mews, as shown in the second image outlined in green. Deliveries of machinery and materials will be made outside of peak hours via Dwelly Lane. There will be a low loader and HIAB delivering the track machine and trailers on the night of the main stabilisation works as shown below.

Virtual Community Event Joining Information

We will be holding a zoom virtual information session on Monday 22 August 2022 at 18:30 where you will be able to find out more about these stabilisation works. We will have a presentation at 18:35 which will give you more information about these works and representatives from the project team will be able to answer any questions that you may have.

Please visit: <http://www.zoom.us/join>

Meeting ID: 884 5704 1158

Passcode: 815474

To dial in by mobile phone please call: 0208 080 6591 and enter the meeting ID and passcode above.

OFFICIAL



Reference: SCD/PG/BAM NUTTALL/GD/RTT 31.1254 – 31.1430

Work will take place as follows:

Start	Finish	Work to be carried out
07:00 24 August 2022	17:00 26 August	Improvement of existing access into third party land off Grants Lane.
22:00 30 August 2022	06:00 31 August 2022	Mid-week night to install track monitoring equipment to check for any movement after the sheet piling has been completed.
07:00 30 August 2022	17:00 09 September 2020	Setting up our compound and welfare area on third party land and creating an access ramp on the embankment from third-party land to the track.
01:05 10 September 2022	04:00 12 September 2022	Main stabilisation works where we will be sheet piling on the embankment working 24hrs from 01:05 Saturday 10 September 2022 to 04:00 Monday 12 September 2022. Sheet piling is noisy and can cause some vibrations due to the equipment that we are using. However, every effort will be made to minimise noise and disturbance.
07:00 12 September 2022	17:00 23 September 2022	Completing any outstanding works, removing the embankment access ramp, clearing the site compound area, and removing the welfare units.

Below is an image showing where our stabilisation works will take place:



Below is an image showing our railway access point at Godstone station off Ragan Mews:



Network Rail Infrastructure Limited Registered Office: Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN Registered in England and Wales No. 2904587www.networkrail.co.uk

OFFICIAL



Reference: SCD/PG/BAM NUTTALL/GD/RTT 31.1254 – 31.1430

Delivering the highest standards of safety is paramount to our work and keeping people safe on and around the railway is at the heart of everything we do. We are sorry for any disturbance and inconvenience that these works may cause you.

If you are planning to travel during this time, your journey may be impacted please check before you travel at www.nationalrail.co.uk

I hope this information is helpful and we apologise for any inconvenience these essential works may cause. However, if you have any additional questions or concerns, please www.networkrail.co.uk or telephone our 24-Hour National Helpline on 03457 11 41 41 quoting Little Browns Embankment Stabilisation Works.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "John Moss-Coleman".

John Moss-Coleman
Community Relations Manager