



Town Clerk: Caroline Leet

Planning and Transport | 15 Aug 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 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.

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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 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=RCJTNQBKGPO00>

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=REV5KWBKKB00>

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=QVF5N4BKHY900>

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