



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 05 Sep 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 5 September 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 5 September 2022 at 9.00 am

Town Clerk
30 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 15 August 2022

 Planning and Transport | 15 Aug 2022 v.1 | Minutes (Pages 9763 to 9766)

5 Planning Applications to Be Considered

5.1 22/01384/HOUSE - Birkholme 19 Hever Road TN8 5DH

Demolition of existing garage and rear conservatory. Construction of a double storey side extension and single storey rear extension / conservatory.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBZD7HBKFQ800>

5.2 22/01773/HOUSE - 16 Ridge Way TN8 6AR

Proposed air source heat pump and associated volumiser, replace existing fence.

This application has now been amended, and a summary of the main changes are set out below: Further information in the form of new plans and calculations have been provided to address comments by Environmental Health. To address these comments an existing fence is now also to be replaced and has been included in the proposal description.

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

- 5.3 **22/00550/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**
Change of use from agricultural use to two bedroom dwelling house.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R80XRUBKGD00>

- 5.4 **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

This application has now been amended, and a summary of the main changes are set out below; The proposed floor plans and elevations have been uploaded to the file

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

6 **For Information**

- 6.1 **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>

- 6.2 **22/02180/WTPO - Edenbanks Lingfield Road TN8 5DU**
T4) Sycamore tree - fell, T5) Sycamore tree - fell, T6) Sycamore tree - fell

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGADYPBK0L000>

- 6.3 **22/02250/WTPO - 23 Kestrel Close TN8 6BL**
Removal of a multi-stemmed field maple. (WTPO)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGNYXXBKLSV00>

- 6.4 **22/00151/CHGADD - Edenbridge Integrated Health Centre Four Elms Road TN8 6FY**
(No planning link available)

Site: Edenbridge Integrated Health Centre Four Elms Road Edenbridge Kent TN8 6FY

Description: The address has been changed to: Edenbridge Memorial Health Centre Four Elms Road Edenbridge Kent TN8 6FY

- 6.5 **22/02258/WTPO - Christmas Mill Shernden Lane Marsh Green TN8 5PS**
Various works to trees.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGPA7XBK0L000>

7.1 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.

SDC Appeal Reference: 22/00071/RFPLN

Start Date: 18th August 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 a Hearing. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

We 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>. The Planning Inspectorate appeal reference is APP/G2245/W/22/3303974. Comments need to be submitted by 29th September 2022. Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-enforcement-appeal>

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYTF0KBKGIZ00>

7.2 21/00355/OPDEV - Seven Acres Farm Hever Road TN8 5DJ

Appeal against issue of Enforcement Notice: Without Planning Permission, the carrying out of unauthorised engineering operations, including excavation, changes to land levels and the importation and excavation of material such as rubble, waste and soil, and the change of use of the land to residential use (gypsy and traveller) and for the stationing of caravans.

SDC Appeal Reference: 22/00074/ENF

Start Date: 18th August 2022

An Appeal has been made to the Secretary of State against the issue of an Enforcement Notice by Sevenoaks District Council.

The appellant has appealed against the notice on the following grounds:

(a) That planning permission should be granted for what is alleged in the notice.

The Appeal will be determined on the basis of a Hearing. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. The Planning Inspectorate appeal reference is APP/G2245/C/22/3304192. Comments need to be submitted by 29th September 2022. Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

8 SDC Planning Decisions

8.1 **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.
Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF31JBKMP00>

8.2 **22/01505/MMA - Rear Of The Royal British Legion Croft Hall 13 High Street TN8 5AB**
Amendment to 20/03258/FUL.
Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCJTKTBKGP600>

8.3 **22/01574/FUL - Land Rear Of The Oast Barn Hilders Lane TN8 6LE**
Demolition of an outbuilding. Erection of single storey dwelling.
Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RD46WVBKHKB00>

9 Planning Applications Considered Outside of A Meeting

9.1 **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.

RECOMMENDATION: Members supported this application.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQMZ9BKL5P00>

10 **Other Planning Business**

None

11 **Consultations**

None

12 **Press Release**

13 **Date of Next Meeting**

19 September 2022 at 19:15