



# Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 26 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 26 September 2022 at 7:15 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 26 September 2022 at 9.00 am

Town Clerk  
21 September 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 5 September 2022**

 Planning and Transport | 05 Sep 2022 v.1 | Minutes (Pages 9767 to 9769)

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

### 5.1 **22/02086/FUL - Apex House Main Road TN8 6HZ**

Conversion of two outbuildings into residential C3 use, including introduction of mezzanine floors, new windows, doors and roof lights. Creation of new purpose built bin store for wider Apex House site. Demolition of bin and cycle stores. Alterations to car parking

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFMXMIBKL2X00>

### 5.2 **22/02294/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.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGVDKNBKLYR00>

### 5.3 **22/02302/HOUSE - Cherry Ridge Swan Lane TN8 6AJ**

Proposed single storey rear extension. Glazed gable end with a vaulted ceiling and four roof lights. Change of use of garage into an office and utility room. Alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH0XKTBKLZY00>

- 5.4 **22/02375/HOUSE - Courtney House Lingfield Road TN8 5HN**  
Proposed construction of a rear extension, together with a front entrance porch.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH8C9QBKM5N00>

- 5.5 **22/02378/FUL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**  
Change of use of the existing stables into a dwelling with an extension to the rear.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHDW9GBKM6E00>

- 5.6 **22/00550/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**  
Change of use from agricultural use to two bedroom dwelling house.

**This application has now been amended, and a summary of the main changes are set out below:**

**The applicant has submitted additional documents which include a Preliminary Ecological Assessment.**

**Any comments made on the original application will be considered when the decision is made.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R80XRUBKGUD00>

- 5.7 **22/02375/HOUSE - Courtney House Lingfield Road TN8 5HN**  
Proposed construction of a rear extension, together with a front entrance porch.

**This application has now been amended, and a summary of the main changes are set out below:**

**Correction to the description of the proposed development.**

**Any comments you made on the original application will be considered when the decision is made.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH8C9QBKM5N00>

## 6 **For Information**

- 6.1 **22/02392/DETAIL - Memorial Health Centre Four Elms Road TN8 6FY**  
Details pursuant to condition 3 (external finishes and elevations of storage buildings) subject to 19/01682/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH8C9QBKM5N00>

- 6.2 **22/02409/DETAIL - Land North Of Newlands Delaware Farm Hever Road TN8 7LD**  
Details pursuant to condition 4 (enhance biodiversity) of 21/01300/FUL.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHLAWGBKMB900>
- 6.3 **22/02351/LDCPR - Lambourne 32A Lingfield Road TN8 5DX**  
Raise and alter the roof. Extension to existing first floor with alterations to fenestration.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH6HKBBKM3N00>
- 6.4 **22/02378/FUL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**  
Change of use of the existing stables into a dwelling with an extension to the rear.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHDW9GBKM6E00>
- 6.5 **22/02511/WTCA - Cemetery Church Street**  
T1703 Yew : fell main tree leaving live lower growth T1704 Yew: fell main tree leaving live lower growth.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI3N3PBK0LO00>
- 6.6 **22/02510/WTCA - Blossoms Park Mill Hill TN8 5DA**  
T60 Ash - Tree - fell T53 Oak - Remove dead wood over seat  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI3MI9BK0LO00>

## 7 **Appeals**

- 7.1 **22/00089/FUL - Field 200M South East Of Junction With New House Farm Road Hever Road**  
Installation of the access gate to a plot of land from Hever Road, the formation of parking area and the change of use to personal Agriculture.  
**Appeal Type:** Refusal of Planning permission.  
**Start Date:** 28th August 2022  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5NR17BKKTMO0>

## 8 **SDC Planning Decisions**

8.1 **22/01864/HOUSE - Honey House Main Road TN8 6JE**  
Erection of single storey rear extension and garage conversion with new bay window.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REI6XOBKK3200>

8.2 **22/02077/DETAIL - Apex House Main Road TN8 6HZ**  
Details pursuant to condition 1 (noise assessment) subject to 21/01597/PAC  
**Status: Withdrawn**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFL2XQBKL1C00>

8.3 **22/01773/HOUSE - 16 Ridge Way TN8 6AR**  
Proposed air source heat pump and associated volumiser, replace existing fence.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDZOA0BKJ1K00>

8.4 **22/02113/FUL - Land Rear Of Apex House Main Road TN8 6HZ**  
Three storey building containing 5 new apartments.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQMY6BKL5F00>

9 **Planning Applications Considered Outside of A Meeting**  
None

10 **Other Planning Matters**

10.1 **22/00765/RG5 - Breezehurst Farm Crouch House Road TN8 5LF**  
EIA screening opinion.

**Site:** Breezehurst Farm, Crouch House Road, Edenbridge, Kent, TN8 5LF

**Description:** 540 dwellings, associated open space, attenuation areas and landscaping;  
Local/centre employment hub, including E use class.

**Subject:** EIA Screening Opinion. DELEGATED REPORT

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8XYNXBK0P200>


11 **Consultations**  
None

12 **Other Transportation Business**

## 12.1 Road information

### 12.1.1 SPEED INDICATOR DEVICE (SID)

Please see attached report.

 Annex 1: Speed Indicator Device.pdf

### 12.1.2 Highways Improvement Plan (HIP): To receive an update on the Main Road Marlpit Hill (Hilders Lane/Hillcrest Road junction) 40-mph buffer zone scheme, following the public consultation (8 July until 1 August 2022)

Following the public consultation, Kent Highways has confirmed under 5 objections were received, and therefore approval by the Head of Service to go ahead has been given. The scheme design is currently being finalised ready for construction on site. Once this process is complete, Highways will provide the quote for carrying out the works and upon receipt of payment (from the Council) an order with the contractor will be placed.

## 12.2 Rail Information

## 12.3 Aviation Information

## 12.4 Highways Report

 Annex 2: Highways Report September.pdf

## 13 Date of Next Meeting

17 October 2022

## 14 Press Release

**12.1.1 SPEED INDICATOR DEVICE (SID)**

This shows data for at least one two week period for each location. The Crouch House Road location (near the post box by Orchard Drive) only monitors speeds in one direction (out of town) but the other two locations monitor speeds in both directions (as indicated).

Location	Dates	Avg Wkday Volume	Rush Hour Volumes	Percent over limit
Swan Lane - away from	13/05 - 29/5 2022	420	46-54	32%
Swan Lane - Towards	23/04 - 05/05 2022	537	70-71	50%
Crouch House Road	30/03 - 22/04 2022	860	80-90	8%
Crouch House Road	21/06 - 05/07 2022	826	79-103	5%
Mill Hill - towards town	26/10 - 10/12 2021	5,307	446-486	24%
Mill Hill - away from town	05/11 - 19/11 2021 *	4,575	396-441	29%

\* Road works for 3 days in one week

The 85th percentile speed is defined as, “the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point.” Another way to consider this is the speed at which only 15% of traffic violate on average.

In the context of a speed sign, this is generally considered a standard tool to determine the threshold for intervention. For example, if 85% of motorists are driving within the Police Approved speed limit tolerance then speed reduction tools are unlikely to alleviate speed concerns to a perceptible degree. If 85% or more of motorists are exceeding the Police Approved speed limit tolerance and there is tangible evidence to support this, then it is reasonable that the carriageway in question may require investigation. It is also worth noting that whilst this is generally the case, there are of course other factors that could inhibit interventions, such as geometry of the carriageway, foliage, property boundaries, etc.









## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 643008

**Outstanding :** N **Enquiry Status :** Enquiry resolved  
**Customer Type :** Member of Public  
**Subject :** Damaged  
**Site :** MEAD ROAD  
**Location :** Pavement directly alongside 2 Foresters Cottages  
**Service :** Footpaths/Pavements  
**Recorded Date :** 27-Jun-2022 **Last Logged Date :** 08-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 60002340

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** KCC Staff  
**Subject :** Damaged  
**Site :** PLOVER CLOSE  
**Location :** Exactly as plotted, just past 14. (Footway)  
**Service :** Footpaths/Pavements  
**Recorded Date :** 28-Jun-2022 **Last Logged Date :** 25-Jul-2022  
**Response Date :** **Completion Target :** 30-Oct-2022

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**Enquiry Number :** 60002339

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** KCC Staff  
**Subject :** Needs Repair/Potholes etc.  
**Site :** PLOVER CLOSE  
**Location :** Os 21.  
**Service :** Footpaths/Pavements  
**Recorded Date :** 28-Jun-2022 **Last Logged Date :** 25-Jul-2022  
**Response Date :** **Completion Target :** 30-Oct-2022

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**Enquiry Number :** 645812

**Outstanding :** N **Enquiry Status :** Enquiry resolved  
**Customer Type :** Member of Public  
**Subject :** Mud/Material to Clear  
**Site :** ENTERPRISE WAY  
**Location :** on the whole road  
**Service :** Footpaths/Pavements  
**Recorded Date :** 15-Jul-2022 **Last Logged Date :** 01-Aug-2022  
**Response Date :** **Completion Target :**

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 649579

**Outstanding :** N **Enquiry Status :** Enquiry resolved  
**Customer Type :** Member of Public  
**Subject :** Damaged By Third Party  
**Site :** ORCHARD DRIVE  
**Location :** The kerb is not dropped and they have a huge heavy van which cuts across my drive entrance so if I'm coming out of my drive at the same time it's dangerous. Also the tarmac etc is damaged. They have another entrance but t used by their car. I underst  
**Service :** Footpaths/Pavements  
**Recorded Date :** 10-Aug-2022 **Last Logged Date :** 19-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 652613

**Outstanding :** N **Enquiry Status :** Enquiry resolved  
**Customer Type :** Member of Public  
**Subject :** Damaged  
**Site :** SUNNYSIDE  
**Location :** There it a 'City A.M ' newspaper stand which hasn't been maintained in about a year, it is full of rubbish, I have asked City A.M to address or remove it as it is an eyesore and a target for someone to set fire too. There has been no action in 4 mon  
**Service :** Footpaths/Pavements  
**Recorded Date :** 31-Aug-2022 **Last Logged Date :** 01-Sep-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 653485

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** Member of Public  
**Subject :** Damaged  
**Site :** STONEYFIELD  
**Location :** Outside number 3 and the steps to number 2 Stoneyfield  
**Service :** Footpaths/Pavements  
**Recorded Date :** 06-Sep-2022 **Last Logged Date :** 14-Sep-2022  
**Response Date :** **Completion Target :** 13-Dec-2022

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 650576

**Outstanding :** N **Enquiry Status :** Work has been planned as part of our schedule and will be undertaken shortly

**Customer Type :** Member of Public  
**Subject :** Obstruction to cway/ fway  
**Site :** HUNTERS WAY  
**Location :** The problem is outside 15 Hunters Way Edenbridge. The semi circular piece of land next to our property is clearly marked on the Land Registry as belonging to, and being the responsibility of Kent Highways. This is severely overgrown with brambles tha  
**Service :** Hedge

**Recorded Date :** 17-Aug-2022 **Last Logged Date :** 23-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 652371

**Outstanding :** N **Enquiry Status :** Enquiry resolved

**Customer Type :** Member of Public  
**Subject :** Maintenance query  
**Site :** OAK VIEW  
**Location :** Hedges have not been cut back in a few years. A neighbour has complains over a month ago and got told it would be sorted in 2 weeks which it hasn t. Need someone to cut back all the hedges around the bay parking to be able to get in and out of cars  
**Service :** Hedge

**Recorded Date :** 30-Aug-2022 **Last Logged Date :** 31-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 643477

**Outstanding :** N **Enquiry Status :** Enquiry resolved

**Customer Type :** Member of Public  
**Subject :** Request a new Lorry Watch  
**Site :** LINGFIELD ROAD  
**Location :** Along Lingfield Road towards bypass  
**Service :** Lorry Watch

**Recorded Date :** 30-Jun-2022 **Last Logged Date :** 05-Jul-2022  
**Response Date :** **Completion Target :**

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 13001981

**Outstanding :** N **Enquiry Status :** Not highways - passed to others  
**Customer Type :**  
**Subject :** Utility Responsibility  
**Site :** HILDERS LANE  
**Location :** Issue Section 81 Notice to Southern Water to replace damaged manhole 95m east of entrance to property named Hilders , Hilders Lane, Edenbridge. Grid Co-ordinates 543240, 147734  
**Service :** Section 81  
**Recorded Date :** 30-Jun-2022 **Last Logged Date :** 08-Jul-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 10234220

**Outstanding :** N **Enquiry Status :** Not highways - passed to others  
**Customer Type :** KCC Staff  
**Subject :** Utility Responsibility  
**Site :** LINGFIELD ROAD  
**Location :** Opposite Skeynes Road  
**Service :** Section 81  
**Recorded Date :** 21-Jul-2022 **Last Logged Date :** 22-Jul-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 60002589

**Outstanding :** N **Enquiry Status :** Not highways - passed to others  
**Customer Type :** KCC Staff  
**Subject :** Utility Responsibility  
**Site :** ENTERPRISE WAY  
**Location :** Os entrance to factory, as plotted.  
**Service :** Section 81  
**Recorded Date :** 27-Jul-2022 **Last Logged Date :** 25-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 644547

**Outstanding :** N **Enquiry Status :** Enquiry resolved  
**Customer Type :** Member of Public  
**Subject :** Road/Traffic Damaged/Missing  
**Site :** HIGH STREET  
**Location :** On the junction of high street turning into church street.  
**Service :** Signs & Name Plates  
**Recorded Date :** 07-Jul-2022 **Last Logged Date :** 19-Aug-2022  
**Response Date :** **Completion Target :**

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 645295

**Outstanding :** N **Enquiry Status :** Enquiry attended - more work required  
**Customer Type :** Member of Public  
**Subject :** Not Working  
**Site :** CHURCH STREET  
**Location :** On the junction of Church Street and Main Road, a street lamp was taken off the Lennox Cato Building ,which is now a sports clinic, and has not been replaced. Public are complaining it is dark there now  
**Service :** Street Lighting  
**Recorded Date :** 12-Jul-2022 **Last Logged Date :** 05-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 645816

**Outstanding :** N **Enquiry Status :** Not highways - passed to others  
**Customer Type :** Member of Public  
**Subject :** New Connection Enquiry  
**Site :** CEDAR DRIVE  
**Location :** new connection to be formed for proposed development  
**Service :** Street Lighting  
**Recorded Date :** 15-Jul-2022 **Last Logged Date :** 15-Jul-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 649556

**Outstanding :** N **Enquiry Status :** Enquiry resolved  
**Customer Type :** Member of Public  
**Subject :** Not Working  
**Site :** BROWNINGS  
**Location :** In front of number 1  
**Service :** Street Lighting  
**Recorded Date :** 10-Aug-2022 **Last Logged Date :** 10-Aug-2022  
**Response Date :** **Completion Target :**

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**Enquiry Number :** 653430

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** Member of Public  
**Subject :** Not Working  
**Site :** CHURCH STREET  
**Location :** Attached to Lennocks Kato Antiques  
**Service :** Street Lighting  
**Recorded Date :** 06-Sep-2022 **Last Logged Date :** 06-Sep-2022  
**Response Date :** **Completion Target :** 10-Apr-2022

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 11813903

**Outstanding :** Y **Enquiry Status :** Veh Crossing App Incomplete  
**Customer Type :** Member of Public  
**Subject :** Application - New Developer  
**Site :** CEDAR DRIVE  
**Location :** Stangrove Estate - Cedar Drive, Edenbridge, Kent TN8 5JR (Footway)  
**Service :** Vehicle Crossing

**Recorded Date :** 15-Sep-2022 **Last Logged Date :** 15-Sep-2022  
**Response Date :** 17-Oct-2022 **Completion Target :** 13-Oct-2022

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**Enquiry Number :** 11813904

**Outstanding :** Y **Enquiry Status :** Veh Crossing App Incomplete  
**Customer Type :** Member of Public  
**Subject :** Application - New Developer  
**Site :** CEDAR DRIVE  
**Location :** Stangrove Estate, Cedar Drive, Edenbridge, Kent TN8 5JR - (Footway)  
**Service :** Vehicle Crossing

**Recorded Date :** 15-Sep-2022 **Last Logged Date :** 15-Sep-2022  
**Response Date :** 17-Oct-2022 **Completion Target :** 13-Oct-2022

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**Enquiry Number :** 11813905

**Outstanding :** Y **Enquiry Status :** Veh Crossing App Incomplete  
**Customer Type :** Member of Public  
**Subject :** Application - New Developer  
**Site :** CEDAR DRIVE  
**Location :** Stangrove Estate, Cedar Drive, Edenbridge, Kent TN8 5JR (Footway)  
**Service :** Vehicle Crossing

**Recorded Date :** 15-Sep-2022 **Last Logged Date :** 15-Sep-2022  
**Response Date :** 17-Oct-2022 **Completion Target :** 13-Oct-2022

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**Enquiry Number :** 11813907

**Outstanding :** Y **Enquiry Status :** Veh Crossing App Incomplete  
**Customer Type :** Member of Public  
**Subject :** Application - New Developer  
**Site :** PINE GROVE  
**Location :** Stangrove Estate, Pine Grove, Edenbridge, Kent TN8 5JA (Footway)  
**Service :** Vehicle Crossing

**Recorded Date :** 15-Sep-2022 **Last Logged Date :** 15-Sep-2022  
**Response Date :** 17-Oct-2022 **Completion Target :** 13-Oct-2022

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 650786

**Outstanding :** N  
**Customer Type :** Member of Public  
**Subject :** Maintenance query  
**Site :** SWAN LANE  
**Location :** Opposite rough close  
**Service :** Weeds

**Enquiry Status :** Enquiry resolved

**Recorded Date :** 18-Aug-2022  
**Response Date :**

**Last Logged Date :** 23-Aug-2022  
**Completion Target :**

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