



# Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 26 Sep 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 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

## 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 5 September 2022</b>	3
<b>5 - Planning Applications to Be Considered</b>	3
5.1 - 22/02086/FUL - Apex House Main Road TN8 6HZ	3
5.2 - 22/02294/FUL - Marlbridge House Enterprise Way TN8 6HF	3
5.3 - 22/02302/HOUSE - Cherry Ridge Swan Lane TN8 6AJ	3
5.4 - 22/02375/HOUSE - Courtney House Lingfield Road TN8 5HN	4
5.5 - 22/02378/FUL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	4
5.6 - 22/00550/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX	4
5.7 - 22/02375/HOUSE - Courtney House Lingfield Road TN8 5HN	4
<b>6 - For Information</b>	4
6.1 - 22/02392/DETAIL - Memorial Health Centre Four Elms Road TN8 6FY	4
6.2 - 22/02409/DETAIL - Land North Of Newlands Delaware Farm Hever Road TN8 7LD	5
6.3 - 22/02351/LDCPR - Lambourne 32A Lingfield Road TN8 5DX	5
6.4 - 22/02378/FUL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	5
6.5 - 22/02511/WTCA - Cemetery Church Street	5
6.6 - 22/02510/WTCA - Blossoms Park Mill Hill TN8 5DA	5
<b>7 - Appeals</b>	5
7.1 - 22/00089/FUL - Field 200M South East Of Junction With New House Farm Road Hever Road	5

<b>8 - SDC Planning Decisions</b>	5
8.1 - 22/01864/HOUSE - Honey House Main Road TN8 6JE	6
8.2 - 22/02077/DETAIL - Apex House Main Road TN8 6HZ	6
8.3 - 22/01773/HOUSE - 16 Ridge Way TN8 6AR	6
8.4 - 22/02113/FUL - Land Rear Of Apex House Main Road TN8 6HZ	6
<b>9 - Planning Applications Considered Outside of A Meeting</b>	6
<b>10 - Other Planning Matters</b>	6
10.1 - 22/00765/RG5 - Breezehurst Farm Crouch House Road TN8 5LF	6
<b>11 - Consultations</b>	6
<b>12 - Other Transportation Business</b>	6
12.1 - Road information	7
12.1.1 - SPEED INDICATOR DEVICE (SID)	7
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)	7
12.2 - Rail Information	7
12.3 - Aviation Information	7
12.4 - Highways Report	7
<b>13 - Date of Next Meeting</b>	7
<b>14 - Press Release</b>	7

## 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