



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 30 Jan 2023 | 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 30 January 2023 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 30 January 2023 at 9.00 am

Town Clerk
25 January 2023

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 23 January 2023

📄 Planning and Transport | 23 Jan 2023 v.1 | Minutes (Pages 9850 to 9852)

5 Planning Applications to Be Considered

5.1 22/03197/FUL - 4 Ridge Way TN8 6AR

Demolition of existing dwelling; erection of three pairs of two-storey semi-detached houses with roof accommodation; provision of three new access points and 12 parking spaces.

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

The plans have been amended due to the concerns raised previously by the Urban Design Officer. The landscaping scheme of the development has also been amended.

🔗 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLI4ELBKGQR00>

5.2 22/03592/HOUSE - 2 Crown Road TN8 6AN

Demolition of existing rear conservatory and construction of new single storey flat roof rear extension with two rooflights, to form Dayroom.

🔗 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNM1PJBKHOB00>

- 5.3 **23/00002/CONVAR - 34A Park Avenue TN8 5LB**
Removal of condition 9 (electric charging point) to 19/00467/FUL for erection of new dwelling.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXN1APBK0UL00>

- 5.4 **23/00002/CONVAR - 34A Park Avenue TN8 5LB**
Removal of condition 9 (electric charging point) to 19/00467/FUL for erection of new dwelling.

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

A covering letter from the applicant regarding the removal of condition is now available on public access.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXN1APBK0UL00>

- 5.5 **22/03584/HOUSE - Red Cottage Swan Lane TN8 6BA**
New front porch, garage conversion including raising existing roof, single storey and two storey rear extensions. New front boundary wall and sliding gate to driveway.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNCSDMBKHNU00>

- 5.6 **22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP**
Demolition of existing conservatory and rear single storey section of the house.
Construction of part single storey/part 2 storey rear and side extension with rooflights.
Relocation of front door and creation of porch. Alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMEXYKKBK0LO00>

- 5.7 **22/03262/HOUSE - 24 Ridge Way TN8 6AR**
Single storey front extension. Conversion of garage and rear extension to replace existing conservatory.

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

Correct elevation provided 17th January to show the bathroom window that could be seen on floor plan, as this was missing from the elevations.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLT8FZBK0W000>

- 5.8 **23/00062/HOUSE - 9 Coomb Field TN8 5HL**
Single storey rear extension and rear dormer.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROA4FEBKHW700>

5.9 **22/03196/HOUSE - Annexe At Howletts Farm Roman Road Marsh Green TN8 5PN**

Oak 2 car port

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLI4DVBKGQP00>

5.10 **22/02410/FUL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Demolition of all existing buildings with the exception of the listed former goods building and the redevelopment of the site through the provision of 622 sqm of Class E floorspace, 19 houses, 19 flats, car and cycle parking, new internal access road and amenity space and new pedestrian links to Greenfields and Grange Close, together with the refurbishment of the former listed goods building for Class E use.

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

Amended plans to revise the design of the listed building.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHLAYUBKMBB00>

5.11 **22/02411/LBCALT - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Demolition of all existing buildings with the exception of the listed former goods building and the redevelopment of the site through the provision of 622sqm of Class E floorspace, 19 houses, 19 flats, car and cycle parking, new internal access road and amenity space and new pedestrian links to Greenfields and Grange Close, together with the refurbishment of the former listed goods building for Class E use

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

Amended plans to revise the design of the listed building.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHLAYVBKMBC00>

5.12 **23/00059/HOUSE - Eden Rose Cottage 120 Lingfield Road TN8 5EB**

Connecting two dropped kerb and creating one large dropped kerb.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROA4EDBKHW100>

6 **For Information**

6.1 **23/00049/LDCPR - 6 The Row Main Road TN8 6HX**

Proposed loft conversion with roof light and building a new rear dormer.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO89T1BKHV200>

6.2 **23/00001/DETAIL - 34A Park Avenue TN8 5LB**

Details pursuant to condition 4 (parking) of 19/00467/FUL.

<https://pa.sevenoaks.gov.uk/online->

7 **SDC Planning Decisions**

7.1 **22/02926/CONVAR - Brookfields Hever Road TN8 7LD**

Variation of condition 8 (permitted development rights) of 21/01300/FUL.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RK9LKJBKFZ400>

8 **Other Planning Business**

8.1 **Public Path Diversion Order - Public Footpath Sr602 (part) Edenbridge**


Notice of Confirmation of Public Path Order Town and Country Planning Act 1990 Section 257 and Paragraph 1 of Schedule 14 Sevenoaks District Council (public Footpath Sr602 (part) Edenbridge) Public Path Diversion Order 2022

 Annex 1: Notice of Confirmation of Public Path Order

9 **Speed Indicator Device (SID)**

9.1 **Update on Speed Indicator Board (SID) Usage - attached**

Following on from the PACT meeting earlier this month information from the Edenbridge SID has been shared with Kent Police.

 Annex 2: SID Report

10 **Other Transportation Business**

10.1 **Road information**

10.1.1 **Edenbridge Main Road B2026 - 40mph Buffer Zone**

Works commencing (provisional start date) 14-15 February 2023.

10.2 **Rail Information**

10.3 **Aviation information**

10.4 **Highways**

10.4.1 Highways Report

 Annex 3: Highways Report

11 Press Release

12 Date of Next Meeting