



# Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 20 Feb 2023 | 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 20 February 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 20 February 2023 at 9.00 am

Town Clerk  
15 February 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 30 January (9853 - 9858)**

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

5 **Planning Applications to Be Considered**

5.1 **23/00142/HOUSE - 9 Meadow Lane TN8 6HT**

Demolition of existing garage. Single Storey Side Extension with rooflight & Front Entrance Porch Extension. Alterations to fenestration.

**This application has been re-validated and is pending consideration.**

**A summary of the main changes are set out below; The site location red line appears to cross the ownership of the rear boundary.**

**Site location plan and Certificate B received on 06/02/23**

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROSN19BK18E00>

5.2 **23/00268/LDCEX - Roger Platts Garden Design And Nurseries Leydens Nursery Hartfield Road TN8 5NH**

Use of the site for retail sale of plants and for use in conjunction with the services connected to the operation of the garden design business.

**The applicant is asking for a formal legal determination from the Council as to whether a**

particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPD0CXBK1IA00>

## 6 For Information

- 6.1 **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 588sqm 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.

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

**Amendment to description to reflect updated commercial floorspace following previous amendments.**

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

- 6.2 **22/02410/FUL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**  
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- 6.3 **23/00224/DETAIL - Century Facades Ltd Station Road TN8 6HL**  
Details pursuant to condition 5 (noise mitigation) of 21/03589/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP3R1PBKIDV00>

- 6.4 **23/00349/DETAIL - Century Facades Ltd Station Road TN8 6HL**  
Details pursuant to condition 6 (surface water drainage) of 21/03589/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPPYC8BK0TW00>

## 6.5 [23/00350/DETAIL - Century Facades Ltd Station Road TN8 6HL](#)

Details pursuant to condition 8 (flood mitigation) of 21/03589/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPPYKABK0TW00>

## 6.6 [23/00351/DETAIL - Century Facades Ltd Station Road TN8 6HL](#)

Details pursuant to condition 9 (construction management plan) of 21/03589/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPPYPOBK0TW00>

## 6.7 [23/00366/DETAIL - Century Facades Ltd Station Road TN8 6HL](#)

Details pursuant to condition 12 (enhance biodiversity) of 21/03589/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPPZEPBK0TW00>

## 7 [SDC Planning Decisions](#)

### 7.1 [22/03480/TELNOT - Land East Of Warsop Trading Estate Hever Road TN8 5LD](#)

Mast and associated supporting apparatus.

**Status: Granted (PRIOR APPROVAL)**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMXZ0ABKHQ00>

### 7.2 [22/03015/FUL - Montys Motorcycles 132 High Street TN8 5AY](#)

Conversion of existing shop to 1 no. residential dwelling.

**Status: Refused**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKOHPXBKG7B00>

### 7.3 [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.

**Status: Refused**

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

## 8 [Other Planning Business](#)

## 9 [Planning Applications Considered Outside of A Meeting](#)

### 9.1 [23/00017/HOUSE - Broad Fields Hartfield Road TN8 5NF](#)

Remodeling of existing garage and alterations to the roof.

**Recommendation: Members supported this application**  
**Members wished to comment:**

- **Concern about deviation from the original plans.**
- **Concern about the impact on the neighbours.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNZ0DEBKHR600>

10 **Press Release**

11 **Date of Next Meeting**

13 March 2023

(planning and Transportation Committee - Update on Hip)