



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 03 Apr 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 3 April 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 3 April 2023 at 9.00 am

Town Clerk
29 March 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 and Transport Meeting held on 13 March 2023 (pages 9879 to)**

 Planning and Transport | 13 Mar 2023 v.1 | Minutes (Pages 9879 to)

5 **Planning Applications to Be Considered**

5.1 **23/00580/FUL - Oxfam 34 High Street TN8 5AJ**

External alterations to provide new windows and doors.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQUQ6GBKJDK00>

5.2 **23/00611/HOUSE - 47 Ridge Way TN8 6AU**

Demolition of existing conservatory. Erection of single storey rear extension. Alterations to fenestration.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQYFQ5BKJGB00>

5.3 **23/00059/FUL - Eden Rose Cottage, 120 Lingfield Road And Blackberry Cottage, 118 Lingfield Road TN8 5EB**

Alterations to existing vehicular access by connecting the two and creating one large vehicular access.

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

below:

As requested within KCC Highways comments, further information regarding the purpose of the proposed access alterations have been provided by the applicant.

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

5.4 **23/00689/FUL - The King And Queen 81 High Street TN8 5AU**

Ground and first floor extensions. Removal of the existing flat roof to the rear and the construction of a new flat roof. Raising of the non original pitched roof to the rear and the re-use of existing timber and roof tiles where possible. Conversion in part of the existing building to form 3 no. new C3 residential dwellings and retention of ground floor Sui Generis use. Minor alterations to the external landscaping and existing fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRBE3XBJLR00>

5.5 **23/00690/LBCALT - The King And Queen 81 High Street TN8 5AU**

Ground and first floor extensions. Removal of the existing flat roof to the rear and the construction of a new flat roof. Raising of the non original pitched roof to the rear and the re-use of existing timber and roof tiles where possible. Conversion in part of the existing building to form 3 no. new C3 residential dwellings and retention of ground floor Sui Generis use. Minor alterations to the external landscaping and existing fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRBE3ZBKJLS00>

5.6 **23/00505/FUL - Land North West Of Little Browns Railway Bridge Hilders Lane**

Solar photovoltaic farm use for a period of 40 years, comprising PV panels mounted on metal frames, new access tracks, substations, inverter substations, external transformers, switchgear kiosks, storage building, communications building, underground cabling, perimeter fencing with CCTV cameras and access gate, temporary construction compound and all ancillary grid infrastructure and associated works.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQFY6VBKJ6S00>

6 **For Information**

6.1 **23/00507/DETAIL - 83 High Street TN8 5AU**

Details pursuant to condition 5 (Privacy screen) of 22/01699/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQHRA0BKJ7C00>

6.2 **23/00586/WTCA - Pound Cottage Crouch House Road TN8 5EE**

Western Red Cedar tree to remove at least two thirds of the height of the tree.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQURFRBKJDX00>

6.3 **23/00859/PAE - Headley 85 Lingfield Road TN8 5DY**

Prior notification of a single storey rear extension which extends 8m beyond the rear wall of the original dwelling house with a maximum height of 3m and eaves height of 3m.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRZGQWBKJZI00>

6.4 **23/00846/WTCA - Blossoms Park Mill Hill TN8 5DA**

Works to Oak Tree.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRXJRIBK0LO00>

7 **SDC Planning Decisions**

7.1 **22/03262/HOUSE - 24 Ridge Way TN8 6AR**

Single storey front extension. Conversion of garage and rear extension to replace existing conservatory.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLT8FZBKGW000>

7.2 **22/03196/HOUSE - Annexe At Howletts Farm Roman Road Marsh Green TN8 5PN**

Oak 2 car port.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLI4DVBKGP000>

7.3 **23/00017/HOUSE - Broad Fields Hartfield Road TN8 5NF**

Remodeling of existing garage and alterations to the roof.

Status: Granted

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

7.4 **23/00062/HOUSE - 9 Coomb Field TN8 5HL**

Single storey rear extension and rear dormer.

Status: Granted

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

7.5 **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.

Status: Granted

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

7.6 **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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNCSDBKHN00>

8 **Matters Arising Not Covered Elsewhere**

8.1 **Field 200M Southeast Of Junction With New House Farm Road, Hever Road, TN8 7NP**

Town and Country Planning Act 1990 - Appeal Under Section 78

Site Address: Field 200M Southeast Of Junction With New House Farm Road, Hever Road, Edenbridge, Kent, TN8 7NP SDC

Appeal Ref: 22/00084/RFPLN

Inspectorate Ref: APP/G2245/W/22/3305991

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.

Any comments made at the application stage will be sent to the Planning Inspectorate and the appellant(s) and will be considered by the Inspector (unless they withdraw them within the 5-week deadline). Three copies of any additional comments must be submitted by 12 April 2023.

Any comments, or modification/withdrawal your previous representation, can be made online at www.gov.uk/appeal-planning-inspectorate or by email to East2@planninginspectorate.gov.uk

9 **Planning Applications Considered Outside of A Meeting**

9.1 **23/00240/HOUSE - Meadlands Mead Road TN8 5DD**

To raise and alter roof at rear to create habitable space with dormer and Juliet balconies. New steps. Removal of Chimneys. Alterations to fenestration, Rooflights and Suntubes.

Recommendation: Members supported this application

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP5LQKBKIFA00>

10 **Other Planning Business**

10.1 **Amendment to the alignment of part of public footpath SR620**

The Wildlife and Countryside Act 1981 - Section 53 Amendment to the alignment of part of public footpath SR620 in the Parish of Edenbridge, Sevenoaks, Kent, TN8 6AG. - See


attached

 Annex 1: C435 Edenbridge TC Informal consultation letter.pdf

10.2 **Edenbridge Medical Practice**
Case Ref: CAS-166479-F3J5M2

Description: Application for a relocation of practice premises after outline consent has taken effect from Station Road, Edenbridge, Kent TN8 5ND to Edenbridge Memorial Centre, Four Elms Road,

DECISION: GRANTED – See attached decision notice and report Edenbridge, Kent

 Annex 2: Edenbridge Medical Practice - Decision letter.pdf

 Annex 3: Edenbridge Medical Practice - Decision Report.pdf

11 **Consultations**

11.1 **The Sevenoaks District Council (Off street Parking Places) (Amendment 6)**
The Sevenoaks District Council (Off street Parking Places) (Amendment 6) Order 2023.
PUBLIC NOTICE – See attached or can be seen at
www.sevenoaks.gov.uk/parkingconsultations

12 **Press Release**

13 **Date of Next Meeting**



Ms Caroline Leet
Doggetts Barn
72A High Street
Edenbridge
Kent
TN8 5AR

BY EMAIL:
townclerk@edenbridgetowncouncil.gov.uk

PROW & Access Service
Invicta House
County Hall
Maidstone
Kent. ME14 1XX

Phone: 03000 413420
Ask for: Mrs Maria McLauchlan
Email: maria.mclauchlan@kent.gov.uk

Date: 13th March 2023

Your ref:
Our ref: PROW/SE/C435

Dear Ms Leet

**Re: The Wildlife and Countryside Act 1981 – Section 53
Amendment to the alignment of part of public footpath SR620 in the Parish of
Edenbridge, Sevenoaks, Kent, TN8 6AG**

An application has been made containing documentary evidence that shows that part of public footpath SR620 at Sevenoaks has been recorded incorrectly at its western end near the property *Oaklands*. The current Definitive Map of Public Rights of Way for the County of Kent (relevant date 31st May 2013) shows the path running through the garden of *Oaklands* to the south of the pond. Historical mapping indicates the path should be recorded as running generally south-east from its connection with Four Elms Road opposite public footpath SR593 and along the track before heading generally east south-east.

I enclose an extract from the current Definitive Map and a plan showing the proposed amendment to the alignment of footpath SR620.

The mapping also indicates there is a slight discrepancy in where the footpath is mapped and where it has run on the ground as it continues east south-east. This includes over land which appears to be in the ownership of the Town Council.

Under Section 53 of the Wildlife and Countryside Act 1981, the County Council has a statutory duty investigate the application and to correct any mapping anomaly. Therefore, I would be grateful if you would let me know if you have any evidence to assist. Please note, this is unlikely to physically change anything on the ground.

I would be grateful for your comments before **10th April 2023**.

Yours faithfully

Mrs Maria McLauchlan
Public Rights of Way Officer

kent.gov.uk



Our Ref: CAS-166479-F3J5M2
(To Be quoted on all correspondence)

Primary Care Support England
PCSE Enquiries, P O Box 350
Darlington DL1 9QN
Email PCSE.marketentry@nhs.net
Phone 0333 014 2884

Sent via email to all interested parties
on the distribution list

22 March 2023

Dear Sir/Madam

Re: Application for a relocation of practice premises after outline consent has taken effect from Station Road, Edenbridge, Kent TN8 5ND to Edenbridge Memorial Centre, Four Elms Road, Edenbridge, Kent

NHS England has considered the above application and I am writing to confirm that it has been granted. Please see the enclosed report for full reasoning.

Yours Sincerely,

Tricia McClelland

Tricia McClelland
Pharmacy Market Administration Services
Primary Care Support England
Delivered on behalf of NHS England by Capita

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**Pharmaceutical Services Regulations Committees meeting in common for:
Kent & Medway ICB, Surrey Heartlands ICB & Sussex ICB**

Annex 7 to the minutes of the meeting held via MS Teams Meeting on Thursday 2nd February 2023

Agenda Item 7

Edenbridge Medical Practice – Premises approval: relocations of practice premises which are not significant after outline consent has taken effect

- **CAS-166479-F3J5M2**
- **From: Station Road, Edenbridge, Kent, TN8 5ND**
- **To: Edenbridge Memorial Health Centre, Four Elms Road, Edenbridge, Kent.**
- **Kent HWB**
- **Kent ICB**

1. THE APPLICATION

- 1.1. An application from Edenbridge Medical Practice for a relocation of practice premises which are not significant after outline consent has taken effect was received on 16th August 2022. The Applicant was proposing to relocate from Station Road, Edenbridge, Kent, TN8 5ND to Edenbridge Memorial Health Centre, Four Elms Road, Edenbridge, Kent.
- 1.2. The Committee was now required to consider the application in accordance with Regulations 55 of the NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013, as amended.

2. CONSIDERATION

The Committee considered the following:

- 2.1. The NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013, as amended.
- 2.2. The application form provided by the Applicant
- 2.3. Maps and images of the current premises.
- 2.4. Representations made by Boots UK LTD, Kent ICB, Surrey & Sussex LPC, Kent Healthwatch, Kent County Council and Surrey County Council, – noting that there are no objections to the application.
- 2.5. All additional information, including location and distances of surrounding pharmacies GP Practices and their opening times.
- 2.6. Department of Health – Regulations under the Health and Social Care Act 2012: Market Entry by means of Pharmaceutical Needs Assessments – Chapter 10.
- 2.7. The Committee noted the proposed location is in a non-controlled locality.
- 2.8. The Committee decided it was not necessary to hold an oral hearing before determining the application.



Regulation 55(2) – Premises approval: relocations of practice premises which are not significant after outline consent has taken effect

2.9. The Committee had regard to Regulation 55(2), which requires the following conditions to be met:

Regulation 55(2) Subject to paragraph (3), the NHSCB must grant that application if it is of the type described in this paragraph, that is to say if the NHSCB is satisfied that -

(a) for the patient groups that are accustomed to accessing pharmaceutical services at the existing premises, the location of the new premises is not significantly less accessible;

(b) granting the application would not result in a significant change to the arrangements that are in place for the provision of pharmaceutical services (including by a person on a dispensing doctor list) or of local pharmaceutical services—

(i) in any part of the area of the relevant HWB, or

(ii) in a controlled locality in the area of a neighbouring HWB, where that controlled locality is within 1.6 kilometres of the premises to which the applicant is seeking to relocate; and

(c) the NHSCB is satisfied that granting the application would not cause significant detriment to proper planning in respect of the provision of pharmaceutical services in the area of the relevant HWB.

Regulation 55(3) The NHSCB must, unless it has good cause not to do so, refuse an application under paragraph (1) if an application under—

(a) that paragraph

(b) regulation 55(1) of the 2012 Regulations (premises approval: relocations of practice premises which are not significant after outline consent has taken effect); or

(c) regulation 65(4)(a) of the 2005 Regulations (premises approval: additional and new premises after outline consent has taken effect),

has been granted to D during the 12 months before the application was submitted under paragraph (1).

Regulation 55(2)(a)

2.10. The applicant had broadly defined the patient groups accustomed to accessing pharmaceutical services at the existing premises in their response to representations. Those being from the rural areas surrounding Edenbridge.

2.11. The Committee noted the proximity of the current premises and the proposed premises. The distance between the two premises is 0.3 miles/1 min drive or 0.2 mile/5 min walk.

2.12. The Committee noted that to be eligible as a dispensing patient you must live more than 1 mile from the nearest pharmacy. Due to the geographical area of Edenbridge and the location of the pharmacies, patients currently accessing pharmaceutical services would not reside in Edenbridge town. The current premises are located a short distance from the main shopping area of Edenbridge, the proposed premises are located just off the main road that passes through the town. Access to the



proposed premises would be via main roads and in less busy areas of the town than the current premises.

- 2.13. The Committee noted that for those travelling by car there is adequate parking including disabled parking in the carpark outside the proposed premises. Taking into account that patients accessing dispensing services would need to travel into Edenbridge from the surrounding areas to either site, the Committee was satisfied that the location of the new premises is not significantly less accessible for the patient groups accustomed to accessing pharmaceutical services at the existing premises.

Regulation 55(2)(b)

- 2.14. The Committee had no evidence or information to suggest that granting the application would result in a significant change to arrangements for the provision of pharmaceutical services (including by a person on a dispensing doctor list) or of local pharmaceutical services.
- 2.15. The Committee was satisfied that the relocation would not result in a significant change to the arrangements for the provision of pharmaceutical services (including by a person on a dispensing doctor list) or of local pharmaceutical services.

Regulation 55(2)(c)

- 2.16. The Committee considered the locations of existing pharmacies as well as the proposed site and medical practices within the area and that there were no plans that would be affected. No information had been provided by interested parties suggesting there would be significant detriment to proper planning. The Committee was therefore satisfied that granting the application would not cause significant detriment to proper planning in respect of the provision of pharmaceutical services in the area.
- 2.17. The Committee was satisfied that the provisions of Regulation 55(3)(a)–(c) do not apply.
- 2.18. The Committee determined that conditions under Regulation 55(2)(a), (b), and (c) are satisfied.

3. DECISION

- 3.1. The Committee determines the application as follows –
- 3.1.1. the Committee was satisfied that the location of the new premises is not significantly less accessible for the patient groups that are accustomed to accessing pharmaceutical services at the existing premises.
 - 3.1.2. the Committee was satisfied that the relocation would not result in a significant change to pharmaceutical services or dispensing services.
 - 3.1.3. the Committee was satisfied that granting the application would not cause significant detriment to proper planning
- 3.2. The Committee determined to **grant** the application.

4. THIRD PARTY RIGHTS OF APPEAL

- 4.1. The application is granted so the Applicant does not have rights of appeal
- 4.2. The Committee decided not to grant third party right of appeal to the decision of NHS England and NHS Improvement to any of the parties that responded during the consultation period, because no grounds of objection had been raised.