



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 03 Apr 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 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=RRBE3XBKJLR00>

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**