



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 24 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 24 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 24 April 2023 at 9.00 am

Town Clerk
20 April 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

Agenda

1 - To Receive Apologies for Absence	3
2 - Declaration of Interests or Predetermination, including interests not already registered	3
3 - Public Questions and Statements	3
4 - To Receive and Sign the Minutes of The Planning and Transport Meeting held on 03 April 2023 (pages 9883 to)	3
5 - Planning Applications to Be Considered	3
5.1 - 23/00386/FUL - Oxfam 34 & 34A High Street TN8 5AJ	3
5.2 - 23/00899/HOUSE - The Limes Crown Road TN8 6AN	3
6 - For Information	4
6.1 - 23/00936/WTPO - Bower Wood Crouch House Road TN8 5EH	4
6.2 - 23/00926/LDCPR - 18 New House Terrace Station Road TN8 6HJ	4
6.3 - 23/00852/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ	4
6.4 - 23/00910/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ	4
6.5 - 23/00911/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ	4
6.6 - 23/00912/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ	4
6.7 - 23/01117/PAH - Ashley Little Browns Lane TN8 6LJ	4
7 - SDC Planning Decisions	5
7.1 - 23/00142/HOUSE - 9 Meadow Lane TN8 6HT	5
7.2 - 23/00396/HOUSE - 31 Crown Road TN8 6AN	5
7.3 - 23/00059/FUL - Eden Rose Cottage, 120 Lingfield Road And Blackberry Cottage, 118 Lingfield Road TN8 5EB	5
7.4 - 23/00499/HOUSE - 39 Greshams Way TN8 5NY	5

8 - Other Planning Business	5
8.1 - Ref: PROW/SE/C435 - Amendment to the alignment of part of public footpath SR620 at Edenbridge.	5
9 - Consultations	6
10 - Press Release	6
11 - Date of Next Meeting	6
Annex 1 Kent Footpaths Letter	7
Annex 2 Footpath Map Extract TQ44NE	8
Annex 3 Claimed amendment to the alignment of public footpath SR620 (part) at Edenbridge	9

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 and Sign the Minutes of The Planning and Transport Meeting held on 03 April 2023 (pages 9883 to)**

 Planning and Transport | 03 Apr 2023 v.1 | Minutes (Pages 9883 to)

5 **Planning Applications to Be Considered**

5.1 **23/00386/FUL - Oxfam 34 & 34A High Street TN8 5AJ**

Upwards extension to provide 3no.residential flats. Roof alterations, associated works.

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

Amended plans received to alter the design of the development following officer recommendations, and to provide further information to address comments from the Highways Authority and the Environmental Health Officer.

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=RPTOYSBKIT200>

5.2 **23/00899/HOUSE - The Limes Crown Road TN8 6AN**

Infill rear extension. Reconfiguration of ground floor space. Steps. Alterations to

fenestration. New fence/wall. Remember of chimney. Alterations to roof.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS8ND7BKK4000>

6 For Information

6.1 23/00936/WTPO - Bower Wood Crouch House Road TN8 5EH

Reduce the crown on Oak tree by 30%.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSCD0RBK0UL00>

6.2 23/00926/LDCPR - 18 New House Terrace Station Road TN8 6HJ

Loft Conversion.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSAJDNBKK6000>

6.3 23/00852/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ

Details pursuant to condition 2 (damp proof course) of 22/01114/MMA

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRXLZABKJYC00>

6.4 23/00910/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ

Details pursuant to condition 3 (Soft landscaping) of 22/01114/MMA

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSABUYBK0Y600>

6.5 23/00911/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ

Details pursuant to condition 4 (biodiversity) of 22/01114/MMA

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSABXABK0Y600>

6.6 23/00912/DETAIL - Gabriels Farm House Mill Hill TN8 5DQ

Details pursuant to condition 5 (external lighting) of 22/01114/MMA

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSABYWBK0Y600>

6.7 23/01117/PAH - Ashley Little Browns Lane TN8 6LJ

Prior notification of one additional storey immediately above the topmost storey of the dwelling house, together with engineering. The height of the proposed additional storey 2.77m.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTBJF3BKKNS00>

7 SDC Planning Decisions

7.1 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.

Status: Granted

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

7.2 23/00396/HOUSE - 31 Crown Road TN8 6AN

Outbuilding.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPVJ11BKITV00>

7.3 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.

Status: Granted

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

7.4 23/00499/HOUSE - 39 Greshams Way TN8 5NY

Demolish small single storey rear extension and large rear conservatory. Replace with a full width rear single storey extension with a flat roof and one lantern. Alterations to fenestration.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQFWSXBKJ6F00>

8 Other Planning Business

8.1 Ref: PROW/SE/C435 - Amendment to the alignment of part of public footpath SR620 at Edenbridge.

Please see attached historic documents.


i) Do members agree for the footpath to be recorded as the path which has always been walked? (D-B on the map) – not A-B on the map, which has never been walked and has been incorrectly recorded on that alignment when the historical documentary evidence shows it should be recorded as between D-B?

ii) The section recorded B-C is also incorrectly recorded on the map – The purple line is recorded on the Definitive Map and the dashed line shows where the path should run according to historic documentary evidence and shows the proposed amendment to the

alignment of footpath SR620. Do members support the amendment to align the footpath (SR620) as shown as a dashed line (route to be added) and as show on the on the historical research evidence?

 Annex 1: Kent Footpaths Letter

 Annex 2: Footpath Map Extract TQ44NE

 Annex 3: Claimed amendment to the alignment of public footpath SR620 (part) at Edenbridge

9 **Consultations**

10 **Press Release**

11 **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.

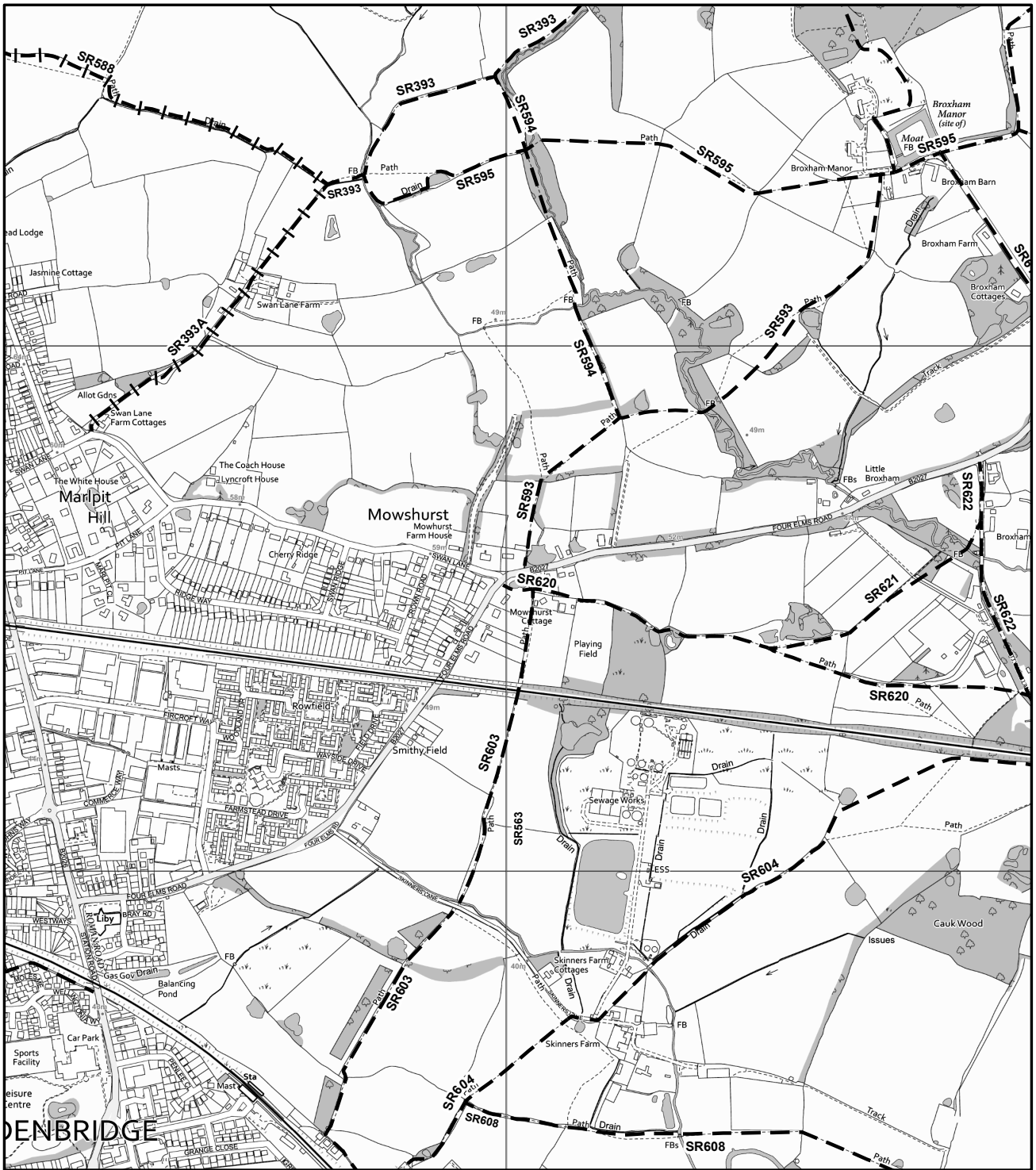
Under Section 53 of the Wildlife and Countryside Act 1981, the County Council has a statutory duty investigate the application and to correct any mapping anomaly. Therefore, I would be grateful if you would let me know if you have any evidence to assist. Please note, this is unlikely to physically change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



- Footpath
- - - Bridleway
- ∨ ∨ Restricted Byway
- ↗ ↘ Byway Open to All Traffic
- Point path number or status changes
- ■ Boundary of area covered by 1:2500 scale Network Map
- ▨ Area covered by 1:2500 scale Network Map

EXTRACT OF THE NETWORK COPY OF THE DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY FOR THE COUNTY OF KENT

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Produced by the KCC Public Rights of Way and Access Service

Created by:	MMcL
Map Sheet	004 (TQ44NE)
Issue Date:	09/03/2023
Reference:	PROW/SE/C435

N



1:10,000



- Annex 3 | Claimed amendment to the alignment of public footpath SR620 (part) at Edenbridge -

