

Edenbridge Town Council

Town Clerk: Caroline Leet

Planning and Transport | 17 May 2023 | Full Agenda (Excludes Confidential Items) | v:1

To Councillors: J Aldridge (Vice-Chairman), A Baker, S Compton, M Gemmell Smith, A Layland (Chairman), M McArthur, S McGregor, A Read, B Todd.

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 17 May 2023 at 8:00 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 17 May 2023 at 9.00 am

Town Clerk
12 May 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	Elections	3
1.1	Election of Chairman of the Planning and Transportation Committee	3
1.2	Election of Vice-Chairman of the Planning Committee	3
2	To Receive Apologies for Absence	3
3	Declaration of Interests or Predetermination, including interests not already registered	3
4	Public Questions and Statements	3
5	To Receive and Sign the Minutes of The Planning and Transport Meeting held on 24 April 2023 (pages 9911 to 9912)	3
6	Planning Applications to Be Considered	3
6.1	23/00925/FUL - Land Off Farmstead Drive TN8 6DX	3
6.2	23/01115/HOUSE - Ashley Little Browns Lane TN8 6LJ	3
6.3	22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP	4
6.4	23/00580/FUL - Oxfam 34 High Street TN8 5AJ	4
6.5	23/01205/FUL - Newgraphic 127A High Street TN8 5AX	4
6.6	23/01153/FUL - 29 And 31 High Street TN8 5AD	4
6.7	23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET	4
7	Information Only	4
7.1	23/01125/WTPO - 25 Albion Way TN8 6JQ	4
7.2	23/01116/LDCPR - Ashley Little Browns Lane TN8 6LJ	4
7.3	23/01210/DETAIL - Side Of 34 Park Avenue TN8 5LB	4
7.4	23/01090/LDCPR - St Julians Swan Lane TN8 6AJ	4
7.5	23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET	5
7.6	23/00899/HOUSE - The Limes Crown Road TN8 6AN	5
8	SDC Planning Decisions	5
8.1	22/03592/HOUSE - 2 Crown Road TN8 6AN	5

8.2	23/00240/HOUSE - Meadlands Mead Road TN8 5DD	5
8.3	23/00611/HOUSE - 47 Ridge Way TN8 6AU	5
8.4	23/00520/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR	5
8.5	23/00690/LBCALT - The King And Queen 81 High Street TN8 5AU	5
8.6	23/00386/FUL - Oxfam 34 & 34A High Street TN8 5AJ	6
9	Appeals	6
9.1	21/02094/FUL - Land North Of Warsop Trading Estate Hever Road KENT TN8 5DJ	6
10	Other Planning Business	6
11	Planning Applications Considered Outside of A Meeting	6
11.1	23/01118/PAE - Ashley Little Browns Lane TN8 6LJ	6
12	Press Release	6
13	Date of Next Meeting	6

Meeting Papers & Report

1 Elections

1.1 Election of Chairman of the Planning and Transportation Committee

1.2 Election of Vice-Chairman of the Planning Committee

2 To Receive Apologies for Absence

3 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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4 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.

5 To Receive and Sign the Minutes of The Planning and Transport Meeting held on 24 April 2023 (pages 9911 to 9912)

 Planning and Transport | 24 April 2023 v.1 - Minutes (Pages PRE-124/9883-)

6 Planning Applications to Be Considered

6.1 23/00925/FUL - Land Off Farmstead Drive TN8 6DX

Demolition of community hall and retail unit and the construction of 23 new residential units (Class C3) with associated vehicular and pedestrian access, car parking (23 spaces), cycle parking, refuse storage, landscaping, play area and construction of new community hall (Class F2(b)) and new retail unit (Class E), and construction of 4 new areas of car parking on Four Elms Road, Foxglove Close, Wayside Drive, and Field Drive (total 41 spaces).

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSABJGDBKK5Y00>

6.2 23/01115/HOUSE - Ashley Little Browns Lane TN8 6LJ

Construction of new detached garage with associated landscaping alterations.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTBJEHBKKN000>

6.3 **22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP**

Demolition of existing garage, 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=RMEXYKKBK0L000>

6.4 **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>

6.5 **23/01205/FUL - Newgraphic 127A High Street TN8 5AX**

Change of use from A1 shop / retail to A4 micropub with reconfiguration of first floor to accommodate additional seating.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTOI3HBKVM00>

6.6 **23/01153/FUL - 29 And 31 High Street TN8 5AD**

Convert undercroft into shop space (wc and kitchen area) at 29 High Street. Replace existing timber windows and doors with new white aluminum glazing at 29 and 31 High Street.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTEUBQBK0L000>

6.7 **23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**

Erection of carport with plant room and parking alteration. Proposed swimming pool. Proposed Ground Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYKO4BKKGZ00>

7 **Information Only**

7.1 **23/01125/WTPO - 25 Albion Way TN8 6JQ**

Felling of 1 Ash tree.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTBJHQBK0800>

7.2 **23/01116/LDCPR - Ashley Little Browns Lane TN8 6LJ**

Single storey rear extension, side extension, porch and internal alterations. New rear amenity terrace.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTBJETBKKNQ00>

7.3 **23/01210/DETAIL - Side Of 34 Park Avenue TN8 5LB**

Details pursuant to condition 9 (electrical charging point) of 19/00467/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTPX2WBK0L000>

7.4 **23/01090/LDCPR - St Julians Swan Lane TN8 6AJ**

Ground floor hall extension and porch roof. Alteration to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RT99RUBK0L000>

7.5 **23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**
Erection of carport with plant room and parking alteration. Proposed swimming pool.
Proposed Ground Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYKO4BKKGZ00>

7.6 **23/00899/HOUSE - The Limes Crown Road TN8 6AN**
Infill rear extension. Reconfiguration of ground floor space. Steps. Alterations to fenestration.
New fence/wall. Removal of chimney. Alterations to roof.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS8ND7BKK4000>

8 **SDC Planning Decisions**

8.1 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNM1PJBKHOB00>

8.2 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP5LQKBKIFA00>

8.3 **23/00611/HOUSE - 47 Ridge Way TN8 6AU**
Demolition of existing conservatory. Erection of single storey rear extension. Alterations to fenestration.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQYFQ5BKJGB00>

8.4 **23/00520/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**
Demolition of existing workshop/storage buildings and change of use of land to residential with erection of a pair of semi-detached houses.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQJM5DBKJ8A00>

8.5 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRBE3ZBKJLS00>

- 8.6 **23/00386/FUL - Oxfam 34 & 34A High Street TN8 5AJ**
Upwards extension to provide 3no.residential flats. Roof alterations, associated works.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPTOYSBKIT200>

9 **Appeals**

- 9.1 **21/02094/FUL - Land North Of Warsop Trading Estate Hever Road KENT TN8 5DJ**
Erection of new boundary fencing and erecting of a new timber and metal gate, and the construction of way/vehicle access.
- Appeal Ref: APP/G2245/W/22/3293382
File No: 21/02094/FUL
Site: Land off Hever Road, Edenbridge, Sevenoaks, Kent TN8 5DJ
Decision Date: 2nd May 2023
DECISION: DISMISSED
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVF5N4BKHY900>

10 **Other Planning Business**

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

- 11.1 **23/01118/PAE - Ashley Little Browns Lane TN8 6LJ**
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 3.98m and eaves height of 2.84m.
- Recommendation: Members objected to this application
- Members commented that it was inappropriate to add a large extension to the property by prior notification. The size of the building would have an impact on the openness of the Greenbelt and would be incompatible with the street scene.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTBJFCBKNU00>

12 **Press Release**

13 **Date of Next Meeting**
5 June 2023