

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

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 26 June 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 26 June 2023 at 9.00 am

Town Clerk
21 June 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 05 June 2023 (pages 2023-005/1-4)	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
	6.1 23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET	3
	6.2 23/01641/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET	3
	6.3 23/01545/HOUSE - 45 Skeynes Road TN8 5HE	3
	6.4 23/01517/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR	5
	6.5 23/01612/FUL - Marlbridge House Enterprise Way TN8 6HF	5
7	For Information	5
	7.1 23/01527/DETAIL - 35A High Street TN8 5AD	5
8	SDC Planning Decisions	5
	8.1 23/00432/MMA - Apex House Main Road TN8 6HZ	5
9	Appeals	5
	9.1 23/00026/RFP AE - Lambourne 32A Lingfield Road Edenbridge TN8 5DX	5
	9.2 Appeal Dismissed - Appeal ref: 22/00071/RFP LN and 22/00074/ENF Seven Acres Farm Hever Road, TN8 5DJ	5
10	Other Planning Business	5
	10.1 To Consider if the Council should explore the potential of an Edenbridge Neighbourhood Plan	5
11	Consultations	6
	11.1 Lingfield Neighbourhood Plan Regulation 14 Consultation 17 May to 28 June 2023	6

12	Press Release	6
13	Date of Next Meeting	6

Meeting Papers & Report

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 05 June 2023 (pages 2023-005/1-4)**

 Planning and Transport | 05 June 2023 v.1 - Minutes (Pages 2023-005/1-2)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **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?keyVal=RSYKO4BKKGZ00&activeTab=summary>

6.2 **23/01641/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**

Alterations to roof, replacement open porch with alterations to fenestration.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RW78HOBKM3Y00&activeTab=summary>

6.3 **23/01545/HOUSE - 45 Skeynes Road TN8 5HE**

Single-storey ground floor extension with rooflight. Alterations to roof. Landscaping. New patio.

6.4 **23/01517/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**

Demolition of existing buildings and erection of a pair of semi-detached houses.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVL0N1BKLSG00&activeTab=summary>

6.5 **23/01612/FUL - Marlbridge House Enterprise Way TN8 6HF**

Erection of storage building, new car parking layout, porch canopy to Marlbridge House and new access.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVZTUWBKM0P00&activeTab=summary>

7 **For Information**

7.1 **23/01527/DETAIL - 35A High Street TN8 5AD**

Details pursuant to condition 4 (construction transport management plan) of 22/02071/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVM8TBBK0LO00&activeTab=summary>

8 **SDC Planning Decisions**

8.1 **23/00432/MMA - Apex House Main Road TN8 6HZ**

Amendment to 22/02086/FUL.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2XSGBKIYE00>

9 **Appeals**

9.1 **23/00026/RFP AE - Lambourne 32A Lingfield Road Edenbridge TN8 5DX**

Appeal In Progress

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?previousCaseType=Property&keyVal=RQYF60BK0MR00&previousCaseNumber=000PEZBKBU000&previousCaseUprn=100061001838&activeTab=summary&previousKeyVal=000S0SBKLI000>

9.2 **Appeal Dismissed - Appeal ref: 22/00071/RFPLN and 22/00074/ENF Seven Acres Farm Hever Road, TN8 5DJ**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYTF0KKBKIZ00>

10 **Other Planning Business**

10.1 **To Consider if the Council should explore the potential of an Edenbridge Neighbourhood Plan**

Members are asked to consider if there is a need for the Town Council to prepare and produce a Neighbourhood Plan for Edenbridge. This would need significant financial and staffing resources, and producing a plan can take several years. There are grants available to apply for which can help towards consultants' costs and specialist reports, however, the Council would have to commit funds as well.

Examples of Neighbourhood Plan costs: Sevenoaks District Council £100,000 (adopted May 2023); Swanley Town Council £50,000 (up to its Reg 14 March 2023); Lingfield Parish Council £20,000 (getting up to Reg.14).

The Localism Act 2011 introduced the powers for neighbourhood planning. The general recommendation is that neighbourhood plans are reviewed every five years to remain valid. Should Members wish to explore further as a Council project it could be part of the Council's Visioning/Forward Plan, and would need any financial commitment included in any future budgets.

Do Members want an Edenbridge Neighbourhood Plan, and make recommendation to the Visioning/Forward Planning in September to consider as part of the Council's future projects and budgets?

11 **Consultations**

11.1 **Lingfield Neighbourhood Plan Regulation 14 Consultation 17 May to 28 June 2023**

Lingfield is situated to the South West of Edenbridge accessed via Haxted Road or Marsh Green Road. There are 15 development sites included in its site assessment, an initial look would indicate minimal impact for Edenbridge. However, Land off Lingfield Common Road (LIN 017), which leads on to Haxted Road was considered as not suitable. Land at the rear of Knights Mead (LIN 034) which has close to access to Lingfield Common Road/Haxted Road has an amber yes.

Do Members want to submit any comments?

<https://lingfield.info/downloads.php>

[Annex 1: LNP Consultation Leaflet 17 May 2023.pdf](#)

12 **Press Release**

13 **Date of Next Meeting** **17TH JULY 2023**