

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

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 14 August 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 14 August 2023 at 9.00 am

Town Clerk
9 August 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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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.

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 Committee Meeting Held on 17th July 2023 pages**

[📄](#) Planning and Transport | 17 July 2023 v.1 - Minutes (Pages 2023-011/1-4)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/02007/FUL - Station House Station Approach TN8 5LP**

Change of use from offices to a dwelling house

[🔗 https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXQSLIBKFJP00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXQSLIBKFJP00)

6.2 **23/01962/HOUSE - Rose Lea 40 Lingfield Road TN8 5DX**

Drop the kerb at the property.

[🔗 https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8L3BKN1S00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8L3BKN1S00)

6.3 **23/01962/HOUSE - Rose Lea 40 Lingfield Road TN8 5DX** **THIS APPLICATION HAS BEEN AMENDED**

Proposal Wording Amended

Formation of vehicular access.

[🔗 https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8L3BKN1S00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8L3BKN1S00)

6.4 **23/02110/FUL - Kent and Surrey Golf And Country Club Crouch House Road TN8 5LQ**

Erection of 2.44m site hoarding with advertising panels and standalone totem sign

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5M8PBKFL00>

6.5 **23/02111/ADV - Kent and Surrey Golf And Country Club Crouch House Road TN8 5LQ**

2.44m high site hoarding and separate 4.8m high totem sign

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5M8QBKFVM00>

6.6 **23/02052/HOUSE - Wayfarings Swan Lane TN8 6AL**

First floor extension over existing ground floor single storey building. Internal alterations.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXZHKWBK0LO00>

6.7 **23/02079/FUL - Apex House Main Road TN8 6HZ**

Development of two storey, 2-bed town house and associated parking. Relocation of communal bin store and installation of automated car park entrance barrier

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY1WMXBKFRS00>

6.8 **23/02074/CONVAR - Tonys Corner Shop 18 Cedar Drive TN8 5JL**

Variation of condition 2 (materials), 3 (hard and soft landscaping), 5 (electric car charging points) and 16 (surface water drainage) of 22/02353/MMA related to 21/02825/FUL for Creation of seven off-street car parks; the erection of 13 dwellings; an extended replacement to the existing shop and associated landscaping improvements and creation of temporary shop with amendment to drawings to pick up minor changes to parking layouts, landscaping and elevations

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY1WJYBKFR100>

6.9 **23/02053/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=RXZIUOBK0LO00>

7 **For Information**

7.1 **23/02172/WTPO - Manor Care Home Mont St Aignan Way TN8 5FA**

Various works to trees.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYD0WDBKG1500>

7.2 **23/02108/WTPO - 1 Minstrels Close TN8 5GA**

T1 Hazel - Cut back approximately 10 meters in height. Clear back Mixed species trees by 1 meters to boundary. Overgrown over street light.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5M7QBKFVH00>

8 **SDC Planning Decisions**

- 8.1 **23/01361/FUL - Old Barn Farm Os Field 5066 Stanfords End Lydens Lane Hever**
Change of Use from agricultural use to Secure Dog Walking Paddock (sui generis use class) with associated car parking
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUPJDGBKLCV00>
- 8.2 **23/01400/FUL - 2 High Street TN8 5AG**
Construction of rear extension to provide 4 car parking spaces with flat above and 2 storey extension to rear to provide ground floor office and first floor bedroom. New fencing along perimeter.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUIZPGBK0LO00>
- 8.3 **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.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTBJF3BKNS00>
- 8.4 **23/01517/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**
Demolition of existing buildings and erection of a pair of semi-detached houses.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVL0N1BKLSG00>
- 8.5 **23/01205/FUL - Newgraphic 127A High Street TN8 5AX**
Change of use from retail to a micropub with reconfiguration of first floor to accommodate additional seating.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTOI3HBKVM00>
- 8.6 **23/01641/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**
Alterations to roof, replacement open porch with alterations to fenestration.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW78HOBKM3Y00>
- 9 **Planning Applications Considered Outside of A Meeting**
- 9.1 **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 and Air Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.
Recommendation: supported.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYKO4BKKGZ00>

- 9.2 **23/01940/HOUSE - Headley 85 Lingfield Road TN8 5DY**
Part front extension with new porch. Loft conversion with new roof. Glass balustrade. Alterations to fenestration. Rooflights.
- Recommendation:** Supported.
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXDU58BKMXU00>
- 9.3 **23/01832/HOUSE - St Julians Swan Lane TN8 6AJ**
Ground floor hall extension and porch roof. Alterations to fenestration.
- Recommendation:** supported.
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX0DU6BK0LO00>
- 9.4 **23/01686/FUL - 4 Ridge Way TN8 6AR**
Demolition of existing dwelling; erection of three pairs of two-storey semidetached houses with roof accommodation; provision of three new access points and 12 parking spaces.
- Amended application consultation/photographs of site as requested KCC Ecology.
- Recommendation:** Objected, and maintained options submitted 17 July meeting.
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWCSTJBKM8U00>
- 9.5 **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.
- Amended application consultation/updated travel plan
- Recommendation:** supported.
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVZTUWBKM0P00>
- 9.6 **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.
- Amendment - An updated ecological report.
- Members had no further comment (recommendation 17 July, supported).**
- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMEXYKBK0LO00>

10 **Consultations**

11 **Other Planning Business**

12 **Council business to consider under delegated authority (resolution July 2023)**

12.1 **Pavilion: To receive a request from the Rugby Club to approve an internal change to extend ladies changing rooms, with removal of an internal wall**

The Rugby Club requests Council approval to upgrade the female changing/shower area in the Pavilion/Clubhouse. With the growth of the women's rugby team, now 25-30 members, there is a need to improve their facilities. The preferred option for this is expanding one of the changing rooms by knocking through the wall into an unused officials room on the women's corridor side. The proposal has been inspected by a structural engineer and building contractor and confirmed that the wall to be knocked through is not load bearing.

This would allow sufficient space for the Women's team to be able to change in the same changing room and allow further space there.

To add, this is similar to the work that was done on the Men's corridor a few years ago.

Extract from Lease: Section 26 Alterations - 26.3 The Tenant shall not make any internal, non-structural alteration to the Property without the consent of the Landlord, such consent not to be unreasonably withheld save that the Tenant may redesignate the use of rooms and spaces within the Pavilion subject to obtaining the prior written consent of the landlord which will not be unreasonably withheld or delayed.

Craig (Buildings Manager), has met with the Rugby Club and cannot see any issues with the proposals. They have been made aware of building regulations.

Do Members support and give consent to the above work as a redesignation of the rooms and spaces within the Pavilion?

12.2 **To receive an update on the maintenance work for Rickards Hall**

Following full Council meeting (July), and the Council's decision not to proceed with any maintenance work immediately, but to engage a surveyor to provide a report on the Hall, three quotes have now been received (funding was approved from the Maintenance Reserves). One has been appointed, the survey of the building and a planned maintenance schedule to show what repairs are required to rectify the damp issues and a forward plan for the coming years, will be presented to full Council (September) to consider. In the meantime, the Groundstaff are cutting back the hedges, and create a runoff from the gutters, to allow the brickwork the opportunity to dry out. Several building contractors have also been approached to quote for work relating to the repointing, roof repairs and addressing damp plaster inside so that decisions can hopefully be made in September.

13 **Press Release**

14 **Date of Next Meeting: 4th September 2023**