

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 4 September 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 4 September 2023 at 9.00 am

Town Clerk
30 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

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, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 14 August 2023 pages 23/08-01/04	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
6.1	23/02183/FUL - Land North Of Warsop Trading Estate Hever Road TN8 5DJ	3
6.2	23/01406/HOUSE - Dencross Farm House Roman Road Marsh Green TN8 5PN	3
6.3	23/02302/HOUSE - Sunnymede Station Road TN8 6HQ	3
6.4	23/02136/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX	3
6.5	23/01963/FUL - Benchmark Cases Unit E Gaywood Farm Hole Lane TN8 6SL	4
6.6	23/01686/FUL - 4 Ridge Way TN8 6AR	4
6.7	23/01686/FUL - 4 Ridge Way TN8 6AR	4
6.8	23/02105/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX	4
6.9	23/02133/FUL - Marco Ltd Units 1 To 8 Block 3 Enterprise Way TN8 6HF	4
6.10	23/02391/HOUSE - Candie Crouch House Road TN8 5ED	4
6.11	23/02411/MMA - Working Mens Club 67 High Street TN8 5AL	4
6.12	23/02261/HYB - Hilders Farm Hilders Lane TN8 6LE	4
8	SDC Planning Decisions	5
8.1	23/01709/HOUSE - 9 Westways TN8 6AA	5
8.2	23/01711/HOUSE - Skinners Skinners Lane TN8 6LW	5
8.3	23/01612/FUL - Marlbridge House Enterprise Way TN8 6HF	5
8.4	22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP	5

8.5	22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP	5
8.6	23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET	5
8.7	23/01608/FUL - Fields Land North Of Lydens Lane Lydens Lane Hever TN8 7EP	6
8.8	23/01867/HOUSE - 78 Springfield Road TN8 5HQ	6
8.9	23/01910/MMA - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	6
9	Appeals	6
9.1	23/00065/RFPLN - Doggettes Cottage 1 Lingfield Road TN8 5DR	6
9.2	23/00066/RFPLN - Doggettes Cottage 1 Lingfield Road TN8 5DR	6
10	Planning Applications Considered Outside of A Meeting	6
10.1	File No: 23/01686/FUL 4 Ridge Way Edenbridge Kent TN8 6AR	6
10.2	File No: 23/02179/DETAIL Apex House Main Road Edenbridge Kent TN8 6HZ	7
11	Consultations	7
12	Other Planning Business	7
13	Press Release	7
14	Date of Next Meeting 25th September 2023	7

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 14 August 2023 pages 23/08-01/04**

 Planning and Transport | 14 August 2023 v.1 - Minutes (Pages 2023-014/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/02183/FUL - Land North Of Warsop Trading Estate Hever Road TN8 5DJ**

Erection of a 14no. bedroom, two-storey care leavers accommodation for short and long-term residents (16+ years), to include associated parking, office, hard and soft landscaping with a horticulture area.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYEV9TBKG2R00>

6.2 **23/01406/HOUSE - Dencross Farm House Roman Road Marsh Green TN8 5PN**

Single story rear extension. First floor rear extension. Internal alterations. Alterations to roof. Alterations to fenestration. Landscaping. Rooflights.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUV3FUBKLHL00>

6.3 **23/02302/HOUSE - Sunnymeade Station Road TN8 6HQ**

Proposed new outbuilding.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ15EPBKGKI00>

6.4 **23/02136/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**

Refurbishment works to agricultural barn.

- 6.5 **23/01963/FUL - Benchmark Cases Unit E Gaywood Farm Hole Lane TN8 6SL**
Erection of side extension to existing building for B2 purposes.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8LOBKN1U00>
- 6.6 **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.

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

Additional information has been provided to clarify concerns in relation to drainage.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWCSTJBKM8U00>
- 6.7 **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.

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

Additional information has been provided to clarify concerns in relation to drainage.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWCSTJBKM8U00>
- 6.8 **23/02105/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**
Change of use from agricultural use to two bedroom dwelling house.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5M58BKFVB00>
- 6.9 **23/02133/FUL - Marco Ltd Units 1 To 8 Block 3 Enterprise Way TN8 6HF**
Alterations to roof including replacement built up roof cladding of a deeper profile, with associated replacement roof lights, flashings and gutters with a proposed solar array on the south western roof pitch.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYP61RBKFYJ00>
- 6.10 **23/02391/HOUSE - Candie Crouch House Road TN8 5ED**
Single storey rear extension
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZFWTLBKH0Q00>
- 6.11 **23/02411/MMA - Working Mens Club 67 High Street TN8 5AL**
Amendment to 21/01333/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZJM2JBKH5900>
- 6.12 **23/02261/HYB - Hilders Farm Hilders Lane TN8 6LE**
Hybrid application for a phased residential development comprising: In FULL, Phase 1.

Demolition of all existing buildings & site preparation, Phase 2. Installation of access roads, sewers, SUDs and all communal infrastructure, Phase 3a. Erection of 5 x dwellings (plots 1,2,4,5 & 11). In Outline, phases 3b-3g for erection of 6 self-build dwellings (plots 3, 6, 7, 8, 9 and 10) with all matters reserved.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYRU7WBKGC00>

8

SDC Planning Decisions

- 8.1 **23/01709/HOUSE - 9 Westways TN8 6AA**
Removal of attached side garage and construction of proposed two storey side and single storey rear elevation. Roof alterations
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICOQBKMAN00>
- 8.2 **23/01711/HOUSE - Skinners Skinners Lane TN8 6LW**
New garage and store with rooflights.
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICPGBKMAR00>
- 8.3 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVZTUWBKM0P00>
- 8.4 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMEXYKKBK0L000>
- 8.5 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMEXYKKBK0L000>
- 8.6 **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.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYKO4BKKGZ00>

- 8.7 **23/01608/FUL - Fields Land North Of Lydens Lane Lydens Lane Hever TN8 7EP**
 Change of use of land for equestrian purposes, the erection of a stable block with tack room/store and formation of a sandschool
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVXZCPBKLZU00>
- 8.8 **23/01867/HOUSE - 78 Springfield Road TN8 5HQ**
 Demolition of existing single storey side extension and erection of two storey side and rear extension.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX2Q0BBKMPL00>
- 8.9 **23/01910/MMA - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**
 Amendment to 22/02378/FUL
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXBZC3BKMVQ00>

9 **Appeals**

- 9.1 **23/00065/RFPLN - Doggettes Cottage 1 Lingfield Road TN8 5DR**
 Demolition of existing workshop/storage buildings and change of use of and to residential with erection of a pair of semi-detached houses.
Appeal Received: 17th August 2023
Appeal Type: Refusal of Planning Permission.
Procedure: Written Representation.
<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=RZSOSABK0MR00>
- 9.2 **23/00066/RFPLN - Doggettes Cottage 1 Lingfield Road TN8 5DR**
 Demolition of existing buildings and erection of a pair of semi-detached houses.
Appeal Received: 17th August 2023
Appeal Type: Refusal of Planning Permission.
Procedure: Written Representation.
<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=RZSPASBK0MR00>

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

- 10.1 **File No: 23/01686/FUL 4 Ridge Way Edenbridge Kent 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.
This application has now been amended and a summary of the main changes are set out below:

Further information has been provided by the agent, based on the comments received by SUDs.

Members objected to this application and commented that the SUDs report does not address the previous concerns over the ownership of the, and the number of properties already connected to it.

10.2

File No: 23/02179/DETAIL Apex House Main Road Edenbridge Kent TN8 6HZ

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

Details of brick material to be used.

Members objected to this application would make no change to their original comments, and commented that this was over development, causing over-looking, insufficient parking, and loss of green space. The bins store would no longer be accessible from the road so that waste management vehicles could not access it and the barrier would cause a traffic over flow and interfere with the traffic on the main road.

11

Consultations

12

Other Planning Business

13

Press Release

14

Date of Next Meeting 25th September 2023