

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 Committee** Meeting to be held in Rickards Hall on 25 September 2023 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. If you wish to comment on an agenda item, it is helpful if you could advise the Town Clerk prior to the meeting.

Town Clerk
20 September 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 4th September pages 2023/15/01-04**

 Planning and Transport | 04 September 2023 v.1 - Minutes (Pages 2023-015/1-4)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/02518/FUL - Fields Land North Of Lydens Lane Lydens Lane Hever TN8 7EP**

Change of use of land for equestrian purposes and the formation of a sandschool

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S070KEBKHHP00>

6.2 **23/01940/HOUSE - Headley 85 Lingfield Road TN8 5DY**


Description: Part front extension with new porch. Loft conversion with new roof. Provision of rear extension. Glass balustrade. Alterations to fenestration. Rooflights.

Amendment: Proposal amended to include the rear extension (*no consultation request or date*)

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXDU58BKMXU00>

6.3 **23/02589/HOUSE - Wilding Farm Spode Lane Cowden TN8 7HG**

New home office

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0KN5TBKHT900>

- 6.4 **23/02636/HOUSE - Skinners Skinners Lane TN8 6LW**
New garage and store with rooflights.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0TWLDBKHZQ00>

7 **For Information**

- 7.1 **23/02498/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?activeTab=summary&keyVal=S056BSBK0P200>

- 7.2 **23/02658/WTCA - Waitrose Mont St Aignan Way TN8 5LN**
Works to trees and vegetation. To clear 1m clearance from fence. Crown lift trees to approx 3m.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0VRGEBKI2D00>

- 7.3 **23/02074/CONVAR - Tonys Corner Shop 18 Cedar Drive Edenbridge**
Description: Variation of condition 2 (materials), 3 (hard and soft landscaping), 5 (electric car charging points) and 16 (plan numbers) 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

Variation: Site 10 side elevation drawing has been updated to show the revised first floor window details to match the other elevations.

8 **SDC Planning Decisions**

- 8.1 **23/01832/HOUSE - St Julians Swan Lane TN8 6AJ**
Ground floor hall extension and porch roof. Alterations to fenestration.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX0DU6BK0LO00>

- 8.2 **23/01962/HOUSE - Rose Lea 40 Lingfield Road TN8 5DX**
Formation of vehicular access.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8L3BKN1S00>

- 9 **Planning Applications Considered Outside of A Meeting**
None.

10 **Consultations**


11 **Other Planning Business**

11.1

Notice of SDC Development Management Committee meeting - 28 September - 23/02074/CONVAR - Tonys Corner Shop 18 Cedar Drive Edenbridge Kent TN8 5JL

Description: Variation of condition 2 (materials), 3 (hard and soft landscaping), 5 (electric car charging points) and 16 (plan numbers) 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

Do Members wish to send representation to the meeting?

 Annex 1: SDC DMC 28 Sept re 23.02074.CONVAR Tony's Shop - NotificationParish.pdf

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Press Release

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Date of Next Meeting



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Anna Horn
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 23/02074/CONVAR
Your Ref:
Date: 19 September 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Tonys Corner Shop 18 Cedar Drive Edenbridge Kent TN8 5JL

Development: Variation of condition 2 (materials), 3 (hard and soft landscaping), 5 (electric car charging points) and 16 (plan numbers) 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

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **28 September 2023** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F50fvTzjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

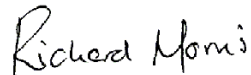
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Please note that written information is not permitted to be used as a “visual aid”.

Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully



Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services