

**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 16th October 2023 at 17.30 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 to contact the Town Clerk in advance of the Meeting.

Town Clerk  
11th October 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

<b>1</b>	<b>To Receive Apologies for Absence</b>	<b>3</b>
<b>2</b>	<b>Declaration of Interests or Predetermination, including interests not already registered</b>	<b>3</b>
<b>3</b>	<b>Public Questions and Statements</b>	<b>3</b>
<b>4</b>	<b>To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 25th September 2023 pages 2023-019/01-02</b>	<b>3</b>
<b>5</b>	<b>Matters Arising Not Covered Elsewhere</b>	<b>3</b>
<b>6</b>	<b>Planning Applications to Be Considered</b>	<b>3</b>
6.1	23/02710/LDCEX - Flat Summer Place Crouch House Road TN8 5LJ	3
6.2	23/02590/HOUSE - 5 Hilders Close TN8 6LA	3
6.3	23/02079/FUL - Apex House Main Road TN8 6HZ	3
6.4	23/02110/FUL - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ	4
6.5	23/02420/FUL - Little Warren Farm Hever Lane Hever TN8 7ET	4
6.6	23/02625/HOUSE - Leydens Cottage Hartfield Road TN8 5NH	4
6.7	23/02724/HOUSE - 8 Meadow Lane TN8 6HT	4
6.8	23/02707/FUL - 35 And 35A High Street TN8 5AD	4
6.9	23/02606/FUL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH	4
6.10	23/02518/FUL - Land North West Of Stanfords End Lydens Lane Hever TN8 7EP	4
<b>7</b>	<b>For Information</b>	<b>4</b>
7.1	23/02111/ADV - And Surrey Golf And Country Club Crouch House Road TN8 5LQ	4
7.2	23/02538/DETAIL - Memorial Health Centre Four Elms Road TN8 6FY	5
7.3	23/02791/DETAIL - Memorial Health Centre Four Elms Road TN8 6FY	5
<b>8</b>	<b>SDC Planning Decisions</b>	<b>5</b>
8.1	23/02053/FUL - 29 And 31 High Street TN8 5AD	5
8.2	23/01962/HOUSE - Rose Lea 40 Lingfield Road TN8 5DX	5
8.3	23/02052/HOUSE - Wayfarings Swan Lane TN8 6AL	5

8.4	23/02111/ADV - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ	5
8.5	23/01686/FUL - 4 Ridge Way TN8 6AR	5
8.6	23/02074/CONVAR - Tonys Corner Shop 18 Cedar Drive TN8 5JL	5
8.7	23/01907/MMA - Land North Of Newlands Delaware Farm Hever Road TN8 7LD	6
8.8	23/01963/FUL - Benchmark Cases Unit E Gaywood Farm Hole Lane TN8 6SL	6
8.9	23/01940/HOUSE - Headley 85 Lingfield Road TN8 5DY	6
8.10	23/01406/HOUSE - Dencross Farm House Roman Road Marsh Green TN8 5PN	6
8.11	23/02183/FUL - Land North Of Warsop Trading Estate Hever Road TN8 5DJ	6
8.12	23/02302/HOUSE - Sunnymeade Station Road TN8 6HQ	6
8.13	23/02391/HOUSE - Candie Crouch House Road TN8 5ED	6
<b>9</b>	<b>Planning Applications Considered Outside of A Meeting</b>	<b>6</b>
9.1	Medhurst Row Farm Prettymans Lane Edenbridge Kent TN8 6LX	6
<b>10</b>	<b>Consultations</b>	<b>7</b>
<b>11</b>	<b>Other Planning Business</b>	<b>7</b>
<b>12</b>	<b>Press Release</b>	<b>7</b>
<b>13</b>	<b>Date of Next Meeting 6th November 2023</b>	<b>7</b>

# 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 25th September 2023 pages 2023-019/01-02**

 Planning and Transport | 25 September 2023 v.1 - Minutes (Pages 2023-019/1-2)

## 5 **Matters Arising Not Covered Elsewhere**

## 6 **Planning Applications to Be Considered**

### 6.1 **23/02710/LDCEX - Flat Summer Place Crouch House Road TN8 5LJ**

Confirmation that use of the flat at Summer Place for independent residential dwelling (C3) is lawful

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S16V83BK18E00>

### 6.2 **23/02590/HOUSE - 5 Hilders Close TN8 6LA**

Ground floor infill below existing first floor extension.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0KN64BKHTB00>

### 6.3 **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

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

**Red line boundary of the site altered, to respond to highways comments on the scheme.**

- 6.4 **23/02110/FUL - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ**  
Erection of site hoarding  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5M8PBKFL00>
- 6.5 **23/02420/FUL - Little Warren Farm Hever Lane Hever TN8 7ET**  
Detached annexe and extension of curtilage  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZLGR3BKH7H00>
- 6.6 **23/02625/HOUSE - Leydens Cottage Hartfield Road TN8 5NH**  
Erection of 3m high acoustic fence and gate.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0OCTOBKHU00>
- 6.7 **23/02724/HOUSE - 8 Meadow Lane TN8 6HT**  
Erection of a double storey side & rear extension and single storey rear extension with existing garage converted to accommodation. Installation of rooflights, alterations to fenestration, new clay roof tiles and facade finish to match existing split of brick and render all painted. External landscaping consists of new driveway width, side and rear hard/soft landscaping with new garden shed to the rear.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S18W2CBKIAB00>
- 6.8 **23/02707/FUL - 35 And 35A High Street TN8 5AD**  
Change of use from hairdressers salon to cafe (same class E). Replacement of shop front glazing, installation of flue and extractor fan.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S16MW9BK0LO00>
- 6.9 **23/02606/FUL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**  
Demolition of two, existing staff accommodation buildings and a stables. Erection of building containing 4 units for new staff accommodation.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0MHW5BKHV00>
- 6.10 **23/02518/FUL - Land North West Of Stanfords End Lydens Lane Hever TN8 7EP**  
Change of use of land for equestrian purposes and the formation of a sandschool.
- This application has now been amended, and a summary of the main changes are set out below:**
- The site has now been plotted correctly on GIS and the address has been updated to: Land North West Of Stanfords End, Lydens Lane, Hever, Kent, TN8 7EP**
- Any comments members made on the original application will be considered when the decision is made. Further comments can still be made.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S07OKEBKHP00>

## 7 **For Information**

- 7.1 **23/02111/ADV - And Surrey Golf And Country Club Crouch House Road TN8 5LQ**

Erection of site hoarding.

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

- 7.2 **23/02538/DETAIL - Memorial Health Centre Four Elms Road TN8 6FY**  
Details pursuant of condition 22 (Security needs assessment) of 19/01682/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S09JH4BKHJ600>

- 7.3 **23/02791/DETAIL - Memorial Health Centre Four Elms Road TN8 6FY**  
Details pursuant to condition 11 (off-site highway works) of 19/01682/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1JU7CBKIH400>

## 8 **SDC Planning Decisions**

- 8.1 **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 aluminium glazing at 29 and 31 High Street.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXZIUOBK0LO00>

- 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>

- 8.3 **23/02052/HOUSE - Wayfarings Swan Lane TN8 6AL**  
First floor extension over existing ground floor single storey building. Internal alterations.

**Status: Granted**

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

- 8.4 **23/02111/ADV - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ**  
Erection of site hoarding.

**Status: Withdrawn**

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

- 8.5 **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.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWCSTJBKM8U00>

- 8.6 **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 (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

**Status: Granted**

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

8.7

**23/01907/MMA - Land North Of Newlands Delaware Farm Hever Road TN8 7LD**

Amendment to 22/02926/CONVAR related to 21/01300/FUL for conversion of existing building to a detached dwelling with associated access and landscaping.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXBZBCBKMVK00>

8.8

**23/01963/FUL - Benchmark Cases Unit E Gaywood Farm Hole Lane TN8 6SL**

Erection of side extension to existing building for B2 purposes.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXL8LOBKN1U00>

8.9

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

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

**Status: Granted**

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

8.10

**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.

**Status: Refused**

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

8.11

**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.

**Status: Refused**

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

8.12

**23/02302/HOUSE - Sunnymede Station Road TN8 6HQ**

Proposed new outbuilding.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ15EPBKGK100>

8.13

**23/02391/HOUSE - Candie Crouch House Road TN8 5ED**

Single storey rear extension

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZFWTLBKHOQ00>

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

9.1

**Medhurst Row Farm Prettymans Lane Edenbridge Kent TN8 6LX**

Change of use from agricultural use to two bedroom dwelling house.

**Recommendation:** *Members supported this application.*

10      **Consultations**

11      **Other Planning Business**

12      **Press Release**

13      **Date of Next Meeting 6th November 2023**