

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 6 November 2023 at **7:00 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
1 November 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 ...**

 Planning and Transport | 16 October 2023 v.1 - Minutes (Pages 2023-021/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/00505/FUL - Land North West Of Little Browns Railway Bridge Hilders Lane**

Solar photovoltaic farm use for a period of 40 years, comprising PV panels mounted on metal frames, new access tracks, substations, inverter substations, external transformers, switchgear kiosks, storage building, communications building, underground cabling, perimeter fencing with CCTV cameras and access gate, temporary construction compound and all ancillary grid infrastructure and associated works.

This application has now been amended, and a summary of the main changes are set out below; The applicant has submitted revised documents regarding the haulage route and further ecology information.

Any comments made on the original application will be considered when the decision is made.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQFY6VBKJ6S00>

6.2 **23/02382/FUL - Ye Old Crown Hotel 74 - 76 High Street TN8 5AR**

Erection of a new outdoor pergola along with an open kitchen area.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZFWPABKH0800>

6.3 **23/03008/MMA - The Outbuilding, Ashcombe Hilders Lane TN8 6LD**

Amendment to 22/01006/FUL.

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

Application reference number revised to 23/03008/MMA.

Any comments made on the original application will be considered when the decision is made. Any further comments should be made by 15 November 2023.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2MQ08BKJ7100>

6.4 **23/03008/MMA - The Outbuilding, Ashcombe Hilders Lane TN8 6LD**

Amendment to 22/01006/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2MQ08BKJ7100>

6.5 **23/02636/HOUSE - Skinners Skinners Lane TN8 6LW**

New garage and store with rooflights.

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

A materials schedule has been provided.

Any comments made on the original application will be considered when the decision is made. Any further comments should be made by 22 November 2023

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0TWLDBKHZQ00>

6.6 **23/02545/FUL Freeways Stick Hill Edenbridge Kent TN8 5NL**

7 **For Information**

7.1 **23/02830/PAE - Beverley Mill Hill TN8 5DQ**

Prior notification of a single storey rear extension which extends 5.75 m beyond the rear wall of the original dwelling house with a maximum height of 2.75m and eaves height of 2.6m

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1QPEPBK0L000>

8 **SDC Planning Decisions**

8.1 **23/02411/MMA - Working Mens Club 67 High Street TN8 5AL**

Amendment to 21/01333/FUL

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZJM2JBKH5900>

8.2 **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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYB61RBKFYJ00>

- 8.3 **23/02197/FUL - Access Training Acadamies Unit 6 To 8 Fircroft Mews Fircroft Business Centre Fircroft Way TN8 6EN**
Partial demolition of the first floor and roof, construction of a new increased height roof and mezzanine to Unit 6, 7 & 8 Fircroft Business Centre with roof lights and solar panels.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYGQ3EBKG3E00>

- 8.4 **23/02105/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**
Change of use from agricultural use to two bedroom dwelling house.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5M58BKFVB00>

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

- 9.1 **23/02136/FUL Medhurst Farm Prettymans Lane Edenbridge Kent TN8 6LX**
Refurbishment works to agricultural barn.

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

The applicant has submitted an updated Ecological Appraisal following the comments from KCC Ecology.

Recommendation:

Members supported this application.

- 9.2 **23/02001/FUL Kent and Surrey Golf and Country Club Crouch House Road Edenbridge Kent TN8 5LQ**
Erection of site hoarding.

Recommendation:

Members wished to support his application on condition that the hoarding is kept clean and tidy and felt that the colour should be a dark green.

- 9.3 **23/02848/FUL Vapac Humidity Control Ltd Fircroft Way Edenbridge Kent TN8 6EZ**
Extension of existing commercial building and construction of a new commercial unit with associated parking spaces and hardstanding.

Recommendation:

Members supported this application.

10 **Consultations**

11 **Other Planning Business**

12 **Press Release**

13 **Date of Next Meeting 27th November 2023**