

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 Transportation Committee Meeting** to be held in Rickards Hall on 27th November 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 to contact the Town Clerk in advance of the Meeting.

Town Clerk
22nd 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

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 6th November 2023 pages 2023-025-1-3	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
	6.1 23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR	3
	6.2 23/02707/FUL - 35 And 35A High Street TN8 5AD	3
	6.3 23/02261/HYB - Hilders Farm Hilders Lane TN8 6LE	3
	6.4 23/03250/MMA - Land North Of Railway Line And West Of St Johns Way St Johns Way	4
7	For Information	4
	7.1 23/03106/WTPO - Eccles Lodge Main Road TN8 6HZ	4
	7.2 23/03299/NMA - Land North Of Newlands Delaware Farm Hever Road KENT TN8 7LD	4
8	SDC Planning Decisions	4
	8.1 23/02518/FUL - Land North West Of Stanfords End Lydens Lane Hever TN8 7EP	4
	8.2 23/02136/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX	4
	8.3 23/02110/FUL - And Surrey Golf And Country Club Crouch House Road TN8 5LQ	4
	8.4 23/00925/FUL - Land Off Farmstead Drive TN8 6DX	4
	8.5 23/02710/LDCEX - Flat Summer Place Crouch House Road TN8 5LJ	5
	8.6 23/02420/FUL - Little Warren Farm Hever Lane Hever TN8 7ET	5
	8.7 23/02590/HOUSE - 5 Hilders Close TN8 6LA	5
	8.8 23/02625/HOUSE - Leydens Cottage Hartfield Road TN8 5NH	5

9	Planning Applications Considered Outside of A Meeting	5
10	Draft Local Plan Reg 18 Consultation	5
11	Highways Improvement Plan (HIP) Update	5
12	Speed Indicator Device (SID) Update	5
13	Consultations	5
	13.1 Gatwick Airport Northern Runway Consultation	5
14	Other Planning Business	6
15	Trains information	6
	15.1 Gatwick Train Station Update	6
	15.2 Network Rail's Kent to Gatwick Strategic Planning	6
	15.2.1 Do members wish to ask SDC/KCC/MP representatives to lobby for Edenbridge to be included as a stop?	6
16	Press Release	6
17	Date of Next Meeting 11th December 2023	6

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 6th November 2023 pages 2023-025-1-3**

 Planning and Transport | 06 November 2023 v.1 - Minutes (Pages 2023-025/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**

Demolition of existing buildings and erection of a pair of semi-detached houses

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2ZOXPBKJFH00>

6.2 **23/02707/FUL - 35 And 35A High Street TN8 5AD**

Change of use from hairdressers salon to cafe. Replacement of shop front glazing, installation of flue and extractor fan.

The applicant's details have been amended.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S16MW9BK0LO00>

6.3 **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.

Updated site plan and minor amendments to all elevations of new build, additional ecology information including district level licence and Biodiversity net gain calculations.

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

6.4 **23/03250/MMA - Land North Of Railway Line And West Of St Johns Way St Johns Way**
Amendment to 17/01626/REM.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3TE47BKJV500>

7 **For Information**

7.1 **23/03106/WTPO - Eccles Lodge Main Road TN8 6HZ**

T1: Oak crown reduced by 3m back to previous points and crown lifted over car parking area to 4.5m from ground level.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S31KQ0BKJHJ00>

7.2 **23/03299/NMA - Land North Of Newlands Delaware Farm Hever Road KENT TN8 7LD**

Non material amendment to 22/02926/CONVAR

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S42NIRBKJZN00>

8 **SDC Planning Decisions**

8.1 **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

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S07OKEBKHH00>

8.2 **23/02136/FUL - Medhurst Row Farm Prettymans Lane TN8 6LX**

Refurbishment works to agricultural barn.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYB66QBKFYP00>

8.3 **23/02110/FUL - And Surrey Golf And Country Club Crouch House Road TN8 5LQ**

Erection of site hoarding

Status: Granted

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

8.4 **23/00925/FUL - Land Off Farmstead Drive TN8 6DX**

Demolition of community hall and retail unit and the construction of 23 new residential units (Class C3) with associated vehicular and pedestrian access, car parking (23 spaces), cycle parking, refuse storage, landscaping, play area and construction of new community hall (Class F2(b)) and new retail unit (Class E), and construction of 4 new areas of car parking on Four Elms Road, Foxglove Close, Wayside Drive, and Field Drive (total 41 spaces).

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSAJDGBKK5Y00>

- 8.5 **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
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S16V83BK18E00>
- 8.6 **23/02420/FUL - Little Warren Farm Hever Lane Hever TN8 7ET**
Detached annexe and extension of curtilage
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZLGR3BKH7H00>
- 8.7 **23/02590/HOUSE - 5 Hilders Close TN8 6LA**
Ground floor infill below existing first floor extension.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0KN64BKHTB00>
- 8.8 **23/02625/HOUSE - Leydens Cottage Hartfield Road TN8 5NH**
Erection of 3m high acoustic fence and gate.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0OCTOBKH XU00>

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

10 **Draft Local Plan Reg 18 Consultation**

An internal meeting is being arranged by the Town Clerk please see email invitation to attend.

11 **Highways Improvement Plan (HIP) Update**

The Town Clerk has met with the KCC Highways Officer to look at the HIP. Kent Highways are arranging two speed surveys, commencing 25th November for seven days, one at Lingfield Road and one at Crouch House Road.

Members should look to review the HIP during the first quarter of the new year.

12 **Speed Indicator Device (SID) Update**

The new Community Warden has completed their training for speedwatch and is in the process of arranging speedwatch sessions. The SID is back in rotation, and has recently been positioned in Mill Hill.

13 **Consultations**

13.1 **Gatwick Airport Northern Runway Consultation**

We have registered to take part in the [Gatwick Airport Northern Runway | National Infrastructure Planning \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/gatwick-airport-northern-runway/).

If members have any comments Councillors they will need to look at this consultation and work with the Planning Officer to submit their comments at the next phase

14 **Other Planning Business**

15 **Trains information**

15.1 **Gatwick Train Station Update**

Gatwick train station has opened its new concourse area with displays showing the history of the station.

15.2 **Network Rail's Kent to Gatwick Strategic Planning**

Network Rail has concluded work on a piece of strategic advice to investigate whether there could be a case to reinstate direct services from Kent towns to Gatwick Airport. They expect to publish a short report in the coming months. The economic case for extending GTR services from Tonbridge to Redhill on to Gatwick is modest and would not require additional subsidy based on the 2019 timetable/operations. There would however be upfront costs. Operators and DIT will review the proposal once they have a clearer position of industry finances and passenger demand following the December 2023 timetable change.

<https://my.newzapp.co.uk/t/view/1639411152/121050167>

15.2.1 **Do members wish to ask SDC/KCC/MP representatives to lobby for Edenbridge to be included as a stop?**

16 **Press Release**

17 **Date of Next Meeting 11th December 2023**