

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 8th January 2024 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
3rd January 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 11th December 2023 pages 2023/032-p1-2**

 Planning and Transport | 11 December 2023 v.1 - Minutes (Pages 2023-032/1-2)

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.

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

The applicant has provided the ground floor layout plan.

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

6.2 **23/02544/FUL - Vet Clinic At The Bungalow Skinners Lane TN8 6LW**

Demolition of existing veterinary practice (converted garage) and construction of new replacement facility to the side and rear of the adjoining existing bungalow.

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

Parts of the proposed works are outside the red line boundary on the site location plan and block plan. Revised drawing received 18th December.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0BDTBKHK700>

6.3 **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.

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

Updated elevation drawings to show the fence and section drawings provided to show the shutters.

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

7 **For Information**

7.1 **23/03580/DETAIL - Land Off Farmstead Drive TN8 6DX**

Details pursuant to condition 5 (surface water and sustainable drainage system) of 23/00925/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5CY2LBKKQK00>

7.2 **23/03613/DETAIL - Land Off Farmstead Drive TN8 6DX**

Details pursuant to condition 12 (foul drainage strategy) of 23/00925/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5K6J8BK0ZE00>

7.3 **23/03596/DETAIL - Apex House Main Road TN8 6HZ**

Details pursuant to condition 4 (construction management plan) of 23/02509/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5I108BKKRH00>

7.4 **23/03597/DETAIL - Skinners Skinners Lane TN8 6LW**

Details pursuant to condition 4 (method statement) of 23/02636/HOUSE

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5I10GBKKRJ00>

7.5 **23/03521/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**

Details pursuant to condition 4 (archaeological watching brief) of 22/02378/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S55JN8BKKLA00>

7.6 **23/03553/DETAIL - 1 Greybury Lane Marsh Green TN8 5QP**

Details pursuant to condition 6 (enhance biodiversity) of 22/03361/HOUSE

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S590LQBK0UL00>

7.7 **23/03639/WTCA - Windmill House Mill Hill TN8 5DA**

T1. Yew, reduce crown by 1.5m and lift house side. T2. Ash, reduce crown by 30%

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5M7GUBKKU000>

7.8 **23/03659/WTPO - 5 Phillipines Close TN8 5GN**

Wellingtonia - Fell

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5PY6CBK0WH00>

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

9.1 **File No. 23/03467/HOUSE 3 Penlee Close Edenbridge Kent TN8 5NA**

Recommendation: *Members supported this application.*

9.2 **File No: 23/02261/HYB Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE**

Recommendation: *Members objected this application and repeated their previous comments that this application would have an impact on the openness of the greenbelt, would cause road traffic problems and would over burden the infrastructure.*

10 **Consultations**

10.1 **Draft Local Plan Regulation 18 (Phase 2) - Opened 23 November 2023 Closes 11 January 2024**

11 **Transport Business**

SES Water will be working to improve part of the water network in roads in the Edenbridge. The work will take place between 12 February 2024 to November 2024. Roads affected will be Lingfield Road, Springfield Road and Stangrove Road. For full information please see link below:

<https://seswater.co.uk/your-water/work-in-your-area/current-projects/edenbridge-roads-scheme>

12 **Press Release**

13 **Date of Next Meeting 5th February 2024**