

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 Transport Committee Meeting** to be held in Rickards Hall on Monday 5th February 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
31st January 2024

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 8th January 2024 pages 2024-033-1-3	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
6.1	23/03649/HYB - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ	3
6.2	24/00001/HOUSE - 82 Ridge Way TN8 6AP	3
6.3	23/02848/FUL - Vapac Humidity Control Ltd Fircroft Way TN8 6EZ	3
6.4	23/02382/FUL - Ye Old Crown Hotel 74 - 76 High Street TN8 5AR	4
6.5	24/00120/HOUSE - 26 Stangrove Road TN8 5HT	4
6.6	23/03661/FUL - Briona Stables Spode Lane Cowden TN8 7HH	4
7	For Information	4
7.1	24/00055/WTCA - Fire Station High Street TN8 5AY	4
7.2	23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR	4
7.3	23/02848/FUL - Vapac Humidity Control Ltd Fircroft Way TN8 6EZ	4
7.4	24/00079/LDCPR - Ashley Little Browns Lane TN8 6LJ	4
7.5	24/00108/DETAIL - Apex House Main Road TN8 6HZ	4
7.6	24/00141/PAE - 9 Lucilina Drive TN8 5HF	5
8	SDC Planning Decisions	5
8.1	20/02988/OUT - Land North Of Town Station Cottages Forge Croft KENT TN8 5LR	5
8.2	23/02545/FUL - Freeways Stick Hill TN8 5NL	5
8.3	23/00505/FUL - Land North West Of Little Browns Railway Bridge Hilders Lane	5

8.4	23/03302/HOUSE - Headley 85 Lingfield Road TN8 5DY	5
8.5	23/03036/HOUSE - 11 Stanbridge Road TN8 5JQ	5
8.6	23/03247/LDCEX - The Laurels High Street TN8 5AX	5
8.7	23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR	6
8.8	23/03467/HOUSE - 3 Penlee Close TN8 5NA	6
9	Planning Applications Considered Outside of A Meeting	6
9.1	23/03347/FUL The King And Queen 81 High Street Edenbridge Kent TN8 5AU	6
10	Other Planning Business	6
10.1	Publication of new Street Naming and Numbering for the site of the Former Edenbridge Working Mens Club.	6
11	Local Plan - Town Strategy: To establish a working group to review the SDC Town Strategy and develop priorities for Edenbridge High Street	6
12	Transportation matters	6
12.1	Edenbridge Town Bus Route Changes	6
12.2	Trains - Information	6
12.3	Roads information	7
13	Highways Improvement Plan	7
13.1	Kent Highways update following annual Highways meeting	7
13.2	HIP review: To receive a draft updated HIP, and with recommendations	8
14	Consultations	8
15	Press Release	8
16	Date of Next Meeting 26th February 2024	8

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 8th January 2024 pages 2024-033-1-3**

 Planning and Transport | 08 January 2024 v.1 - Minutes (Pages 2023-033/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/03649/HYB - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ**
Hybrid planning application for an Integrated Retirement Community of up to 140 units (Use Class C2) to consist of: a) Full planning application incorporating 58 extra care units (Use Class C2) and energy centre, with an on-site village centre, maintenance building and energy centre. Means of access off Crouch House Road, associated infrastructure, landscape buffer and open space. b) Outline application for up to 82 units (Use Class C2), maintenance building and other associated ancillary structures, landscaping and open space, parking and infrastructure, and internal access roads.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5PXY4BKKVX00>

6.2 **24/00001/HOUSE - 82 Ridge Way TN8 6AP**
Demolition of existing ground floor garage buildings and construction of ground and first floor extension within existing ground floor footprint. Internal alterations

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6LDWHBKL4L00>

6.3 **23/02848/FUL - Vapac Humidity Control Ltd Fircroft Way TN8 6EZ**
Extension of existing commercial building and construction of a new commercial unit with associated parking spaces and hardstanding.

This application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

the red line and certificate need to be signed as well as revised fee needs to be settled.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1WSNPBKIP700>

6.4 **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.

The applicant has provided a small statement following Environmental Health comments.

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

6.5 **24/00120/HOUSE - 26 Stangrove Road TN8 5HT**

Enlarge existing rear dormer window to include crown roof

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7GNYSBK0YZ00>

6.6 **23/03661/FUL - Briona Stables Spode Lane Cowden TN8 7HH**

Conversion of stables and barn into a dwelling. Associated works.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5UWI2BK0YZ00>

7 **For Information**

7.1 **24/00055/WTCA - Fire Station High Street TN8 5AY**

G1 - Row of Ash Trees -Reduce height by approx. 20% (2.5 - 3m). Reduce lateral branches over car park by approx. 20% (2 - 2.5m). Reduce lateral branches over private gardens by approx. 2 - 3m to balance. Remove major dead wood.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S72267BKLCR00>

7.2 **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 floor plans have been amended to match the dimensions of the elevation plans and the balconies shown at first floor. (SDC letter for Information only).

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

7.3 **23/02848/FUL - Vapac Humidity Control Ltd Fircroft Way TN8 6EZ**

Extension of existing commercial building and construction of a new commercial unit with associated parking spaces and hardstanding.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1WSNPBKIP700>

7.4 **24/00079/LDCPR - Ashley Little Browns Lane TN8 6LJ**

Proposed loft conversion with dormer windows, internal alterations and all associated works.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S75SMFBKLF600>

7.5 **24/00108/DETAIL - Apex House Main Road TN8 6HZ**

Details pursuant to condition 6 (electric charging point) of 23/02079/FUL

- 7.6 **24/00141/PAE - 9 Lucilina Drive TN8 5HF**
Prior notification of a single storey rear extension which extends 4 m beyond the rear wall of the original dwelling house with a maximum height of 3 m and eaves height of 3 m.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S71Q53BKLY00>

8 **SDC Planning Decisions**

- 8.1 **20/02988/OUT - Land North Of Town Station Cottages Forge Croft KENT TN8 5LR**
Outline application for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIG0WIBK0LO00>
- 8.2 **23/02545/FUL - Freeways Stick Hill TN8 5NL**
Demolition of existing outbuildings, subdivision of site and erection of single storey one bedroom dwelling including provision of subterranean basement, associated landscaping, parking and amenity space.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0BDUZBKHK900>
- 8.3 **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.
Status: Granted

(This had been referred to the Department for Levelling Up who decided not to consider it).
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQFY6VBKJ6S00>
- 8.4 **23/03302/HOUSE - Headley 85 Lingfield Road TN8 5DY**
Demolition of existing garden building and replacement with new garden building.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S42NK2BKJZT00>
- 8.5 **23/03036/HOUSE - 11 Stanbridge Road TN8 5JQ**
Single storey extension to rear of property.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2OKUABKJA300>
- 8.6 **23/03247/LDCEX - The Laurels High Street TN8 5AX**
Application is to change the use of the land (marked in red on the plan) attached to 'The Laurels' (marked blue) from agricultural land to garden use, which has been used as garden

since 2001.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3TE1TBKJUZ00>

- 8.7 **23/03092/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**
Demolition of existing buildings and erection of a pair of semi-detached houses
Status: Granted

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

- 8.8 **23/03467/HOUSE - 3 Penlee Close TN8 5NA**
Single storey rear extension with roof lantern. Single storey side extension with rooflight.
Alterations to fenestration.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4WA1YBKKGTO0>

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

- 9.1 **23/03347/FUL The King And Queen 81 High Street Edenbridge Kent TN8 5AU**
Recommendation: *Members supported this application.*

10 **Other Planning Business**

- 10.1 **Publication of new Street Naming and Numbering for the site of the Former Edenbridge Working Mens Club.**

SDC Street Naming & Numbering have confirmed the new addressing for the above development

[Annex 1: ufm12_Notify_Parish.pdf](#)

- 11 **Local Plan - Town Strategy: To establish a working group to review the SDC Town Strategy and develop priorities for Edenbridge High Street**

Following a meeting with SDC to discuss the Local Plan Regulation 18, and concerns raised about viability of parts of the Plan's vision for Edenbridge High Street, it was suggested to revisit the ideas in the draft Neighbourhood Plan (2018), consider current and future needs for the town to help develop a vision with appropriate aspirations.

To nominate working group members to work with the Town Clerk and Planning and Administration Officer.

12 **Transportation matters**

- 12.1 **Edenbridge Town Bus Route Changes**

The route of the buses 231 and 233 have been changed as they no longer travel to the former Edenbridge Hospital site. Buses will travel Southward along the Relief and back Northward along the High Street on one side only. They will therefore no longer stop outside Tesco and passengers will need to board the buses at the old Post Office site bus stop.

- 12.2 **Trains - Information**

Trains: Nothing specific for Edenbridge other than trains affected by the Southeast train strikes

The forthcoming Southeast CPR Steering Group meeting for Tonbridge, Redhill & Reigate will be considering suggestions for future projects. GTR have offered complimentary travel to meetings for volunteer steering group members, (please advise asap if you wish to apply and include the station you are planning to travel from). **Meeting date: Tuesday, 27 February** at the Tonbridge Castle, alternatively you can join via Teams. If anyone wants to attend contact Planning Officer

12.3

Roads information

Kent Highways - report a problem: the office continues to report potholes, dead animals, fly tipping (SDC) and graffiti.

Road Closures to note:

SES Water - Temporary Road Closures - Lingfield Road, Springfield Road & Stangrove Road, Edenbridge - From 19th February 2024

Lingfield Road will be closed between numbers 128 and 27 from **19th February 2024 until 2nd July 2024.**

Springfield Road will be closed between numbers 2 and 110 from **3rd June 2024 until 3rd December 2024.**

Stangrove Road will be closed for the entire length from **12th August 2024 until 20th December 2024.**

The alternative route for Lingfield Road is via Lingfield Road, B2026 Mont St Aignan Way/High Street/Mill Hill, B2028 Marsh Green Road/Moor Lane/Racecourse Road, Station Road, Crowhurst Road, Haxted Road and vice versa.

The alternative route for Springfield Road is via Skeynes Road and vice versa.

The alternative route for Stangrove Road is via Crouch House Road, Lingfield Road, B2026 Mont St Aignan Way and vice versa.

Pedestrian access will be maintained during the works.

The closure is required for the safety of the public and workforce while water mains laying works are undertaken by SES Water.

SES has written to about 1,600 residents and are looking at doing a pop-up awareness for residents at one of the supermarkets. The Town Council will also be including Facebook posts.

13

Highways Improvement Plan

13.1

Kent Highways update following annual Highways meeting


In January, Cllr McArthur, Town Clerk, Planning and Admin Officer and Community Warden met with our Kent Highways Community Engagement Officer to review the Highways Improvement Plan (HIP) and discuss other issues. Attached (confidential) are summary notes.

To note:

- Four speed surveys - Crouch House Road and Lingfield Road, both two way. No significant issues with majority within speed limit, but the data does support potential for additional speed awareness.

- Additional speed surveys agreed for Main Road, North end to check the effectiveness of the new 40 mph buffer zone; and Mill Hill near Blossoms Park.
- White Gates - potential for three locations being investigated. Should Planning and Transportation support, a grant application could be considered and made to County Councillor Member's fund.

Do Members support the three potential locations for entry white gates (suitable for 30 mph approaches), and for an application to be made to the KCC Member's fund?

 Confidential Annex 2 (omitted from public documents):


13.2

HIP review: To receive a draft updated HIP, and with recommendations

Following the meeting with Kent Highways Community Engagement Officer, we were advised that HIPs no longer need to be restricted to five road safety issues/concerns priorities, and can include as many as the Council considers necessary. Attached (confidential) is an updated Plan as discussed at the meeting, for consideration by the Planning and Transportation Committee to confirm (or change). Once Committee has agreed, this can be submitted to Kent Highways. A verbal update will also be given at the meeting.

To note: not all schemes will necessarily considered within the year. However, as noted in the report (12.1) Highways can carry out initial research to help with future viability and prioritising.

How do Members want to proceed?

 Confidential Annex 3 (omitted from public documents):

14

Consultations

15

Press Release

16

Date of Next Meeting 26th February 2024