

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 29th April 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
24th April 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 April 2024 Pages 2023-044-01-03	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	24/00578/LBCALT - 87 High Street TN8 5AU	4
6.3	24/00577/FUL - 87 High Street TN8 5AU	4
6.4	23/03709/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET	4
6.5	24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA	4
6.6	24/00496/HOUSE - Oakways Oakfield Road TN8 6JG	4
6.7	24/00687/FUL - 35 And 35A High Street TN8 5AD	4
6.8	24/00720/FUL - Montys Motorcycles 132 High Street TN8 5AY	4
7	For Information	5
7.1	24/00815/PAC - Office Rear Of 102 High Street TN8 5AR	5
7.2	24/00673/LDCPR - 25 Lingfield Road TN8 5DS	5
7.3	24/00762/DETAIL - New Barns Farm Greybury Lane Marsh Green TN8 5QP	5
8	SDC Planning Decisions	5
8.1	24/00637/DEMNOT - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ	5
8.2	24/00267/HOUSE - Brook Cottage Hartfield Road TN8 5NH	5
8.3	23/03684/HOUSE - Flat Summer Place Crouch House Road TN8 5LJ	5

8.4	23/02261/HYB - Hilders Farm Hilders Lane TN8 6LE	5
9	Planning Applications Considered Outside of A Meeting	6
10	Consultations	6
11	Other Planning Business	6
12	Press Release	6
13	Date of Next Meeting 20th May 2024.	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 8th April 2024 Pages 2023-044-01-03**

 Planning and Transport | 08 April 2024 v.1 - Minutes (Pages 2023-044/1-3)

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 64 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 76 units (Use Class C2), maintenance building and other associated ancillary structures, landscaping and open space, parking and infrastructure, and internal access roads.

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

The applicant has submitted amended plans with a revised design for the Village Centre, accommodation and layout of the scheme. The applicant has submitted revised technical documents to address the revised design approach including:

1. Design statement addendum;
2. Landscape and visual impact assessment;
3. Ecological impact assessment;

4. Arboriculturally impact assessment;
5. Transport technical note;
6. Flood risk assessment and drainage strategy.

The description has also been altered as 6 dwellings have been moved from the outline phase to the detailed part of the application. The applicant has also provided responses to the consultation responses received in the covering letter.

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

6.2 **24/00578/LBCALT - 87 High Street TN8 5AU**

Change of Use From Class E Office to Residential. Alteration to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9XRD7BKMPP00>

6.3 **24/00577/FUL - 87 High Street TN8 5AU**

Change of Use From Class E Office to Residential. Alteration to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9XRD2BKMP000>

6.4 **23/03709/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**

Erection of carport with plant room and parking alteration, Proposed swimming pool. Proposed Ground Source Heat Pump and Air Source Heat Pump installations. Replacement driveway gates. Demolition of stable outbuilding and Green house and associated landscaping.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S626MABKL1U00>

6.5 **24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA**

Provide thermal (shiplap boarding) cladding to existing elevations.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAEFD5BKMWI00>

6.6 **24/00496/HOUSE - Oakways Oakfield Road TN8 6JG**

Infill existing undercroft creating habitable space, proposed front extension, alterations to fenestration, internal alterations and alterations to driveway, front steps. Demolition of garage and alterations to rear patio.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S91Y0NBKMII00>

6.7 **24/00687/FUL - 35 And 35A High Street TN8 5AD**

Change of use from hairdressers salon to cafe. New fire door to rear and extraction flue.

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

The address has been updated to include both 35 and 35A High Street.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAE7BEBK0L000>

6.8 **24/00720/FUL - Montys Motorcycles 132 High Street TN8 5AY**

Erection of two storey rear extension. Conversion of first floor to form 2 flats. Hardstanding for refuse and recycling containers. two parking spaces with charging points. Removal of chimney stack.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SANOPFBKMZ400>

For Information

- 7.1 **24/00815/PAC - Office Rear Of 102 High Street TN8 5AR**
 Prior notification for a change of use from retail to dwellinghouse. This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB0NFNBKFG00>
- 7.2 **24/00673/LDCPR - 25 Lingfield Road TN8 5DS**
 The proposed works are a like for like replacement of the roof tiles on the annex to our house. The chimney will also be repointed as a maintenance action at the same time. No changes to the roof structure or chimney structure will be made.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SACKT1BKMVZ00>
- 7.3 **24/00762/DETAIL - New Barns Farm Greybury Lane Marsh Green TN8 5QP**
 Detail pursuant of condition 3 (Details of a on-site investigation, with any associated remedial strategy) of 22/03413/FUL.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAREC0BKN2H00>
- 8 **SDC Planning Decisions**
- 8.1 **24/00637/DEMNOT - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ**
 Former golf clubhouse building demolition
Status: No Objection Lodged
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SA8VESBKMTI00>
- 8.2 **24/00267/HOUSE - Brook Cottage Hartfield Road TN8 5NH**
 Replace existing outbuilding with annexe for family member
Status: Withdrawn
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S86SVDBKLR00>
- 8.3 **23/03684/HOUSE - Flat Summer Place Crouch House Road TN8 5LJ**
 Erection of single storey side extension, first floor rear extension and conversion of garage into habitable room.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5XCACBKKZU00>
- 8.4 **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.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYRU7WBKGC00>

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

10 **Consultations**

11 **Other Planning Business**

12 **Press Release**

13 **Date of Next Meeting 20th May 2024.**