

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 20 May 2024 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Bill Cummings, Michael Gemmell Smith, Stuart McGregor (*Vice-Chairman*), Vince Parker, Angela Read, Michael Stockdale, Bob Todd
In attendance: Planning Officer, one member of the public and no members of the press.

1 Elections

1.1 Election of Chairman for ensuing year.

Cllr J Aldridge was nominated as Chairman and, there being no other nominations, members

Resolved: Cllr J Aldridge be elected Chairman for the ensuing year.

1.2 Election of Vice-Chairman for ensuing year.

Cllr A Read was nominated as Vice Chair and, there being no other nominations, members,

Resolved: Cllr A Read be elected Vice Chair for the ensuing year.

2 To Receive Apologies for Absence

Apologies for absence were received, noted, and accepted from Cllr Baker, Cllr Layland, Cllr Mc Arthur and Cllr Stockdale.

3 Declaration of Interests or Predetermination, including interests not already registered

Cllr McGregor stated a non-pecuniary interest in agenda item 7.2

4 Public Questions and Statements

Meeting Closed 19.35.

A member of the public spoke on an idea they had for repurposing part of the the old War Memorial Hospital site to provide a hall for youth services as the local youth club had recently lost its premises. Cllr Aldridge said that this matter was not one that the Committee would be able to influence, and explained that the planning committee can only consider applications that have already be made to Sevenoaks District Council.

The member of the public left the meeting after item 4 Public Questions.

Meeting re-opened 19.40.

5 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 29th April 2024 pages 2023/048/1-3

Resolved: the minutes of the meeting held on 29th April 2024 be duly signed by the Committee Chairman as a true and accurate record of the meeting pages 2023/048/1-3.

6 Matters Arising Not Covered Elsewhere

None.

7 Planning Applications to Be Considered

7.1 24/00687/FUL - 35 And 35A High Street TN8 5AD

Recommendation: *Members supported this application.*

- 7.2** **24/00923/FUL - Ambe House Commerce Way TN8 6ED**
- Recommendation:** *Members objected to this application and noted that the acoustic survey stated that it was measured against 5db above background noise, but felt it should have been 5db below.*
- Despite the commercial location, there is housing and a care home nearby, which would be affected by noise.*
-
- 7.3** **24/00956/HOUSE - Vine Cottage Spode Lane Cowden TN8 7HG**
- Recommendation:** *Members objected to this application and agreed with Cowden Parish Council's comments that This property has previously been extended as detailed in the planning history. It would appear that this proposed development, in addition to previously granted extensions, would result in development contravening policy GB1 by exceeding the 50% allowable.*
-
- 7.4** **24/00993/ADV - Roundabout At The Junction With Commerce Way Station Road TN8 6HL**
- Recommendation:** *Members supported this application subject to Kent Highways' approval and commented that bicycles and those with lower vantage points would have a restricted view which could be a road safety issue.*
-
- 7.5** **24/01032/HOUSE - 9 Coomb Field TN8 5HL**
- Recommendation:** *Members supported this application but suggested that a more muted colour would be less intrusive.*
-
- 8** **For Information**
-
- 8.1** **24/01119/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**
- Noted.
-
- 8.2** **24/01217/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**
- Noted.
-
- 8.3** **24/01219/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**
- Noted.
-
- 9** **SDC Planning Decisions**
-
- 9.1** **22/01945/FUL - Gaywood Solar Farm Land North West Of Little Browns Railway Bridge Hilders Lane**
- Noted.
-
- 9.2** **23/03709/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**
- Noted.
-
- 10** **Planning Applications Considered Outside of A Meeting**
- None.

- 11** **Consultations**
None.

- 12** **Other Planning Business**

- 12.1** **24/00592/CONVAR - Tonys Corner Shop 18 Cedar Drive TN8 5JL**
Noted.

- 13** **Press Release**
None.

- 14** **Date of Next Meeting 10th June 2024**
Meeting Closed 19.56.