

**To Councillors:** J Aldridge (*Chairman*), A Baker, B Cummings, M Gemmell Smith, A Layland, M McArthur, S McGregor (*Vice-Chairman*), V Parker, A Read, M Stockdale, J Streets, B Todd.

Notice is hereby given of a **Planning and Transport Committee Meeting** to be held in Rickards Hall on Monday 20th May at 7.20 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  
15th May 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

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## Agenda

|           |  |          |
|-----------|--|----------|
| <b>1</b>  | <b>Elections</b>   | <b>3</b> |
| 1.1       | Election of Chairman for ensuing year.   | 3        |
| 1.2       | Election of Vice-Chairman for ensuing year.  | 3        |
| <b>2</b>  | <b>To Receive Apologies for Absence</b>  | <b>3</b> |
| <b>3</b>  | <b>Declaration of Interests or Predetermination, including interests not already registered</b>                            | <b>3</b> |
| <b>4</b>  | <b>Public Questions and Statements</b>   | <b>3</b> |
| <b>5</b>  | <b>To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 29th April 2024 pages 2023/048/1-3</b> | <b>3</b> |
| <b>6</b>  | <b>Matters Arising Not Covered Elsewhere</b>   | <b>3</b> |
| <b>7</b>  | <b>Planning Applications to Be Considered</b>  | <b>3</b> |
| 7.1       | 24/00687/FUL - 35 And 35A High Street TN8 5AD  | 3        |
| 7.2       | 24/00923/FUL - Ambe House Commerce Way TN8 6ED   | 4        |
| 7.3       | 24/00956/HOUSE - Vine Cottage Spode Lane Cowden TN8 7HG  | 4        |
| 7.4       | 24/00993/ADV - Roundabout At The Junction With Commerce Way Station Road TN8 6HL   | 4        |
| 7.5       | 24/01032/HOUSE - 9 Coomb Field TN8 5HL   | 4        |
| <b>8</b>  | <b>For Information</b>   | <b>4</b> |
| 8.1       | 24/01119/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH  | 4        |
| 8.2       | 24/01217/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH  | 4        |
| 8.3       | 24/01219/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH  | 4        |
| <b>9</b>  | <b>SDC Planning Decisions</b>  | <b>4</b> |
| 9.1       | 22/01945/FUL - Gaywood Solar Farm Land North West Of Little Browns Railway Bridge Hilders Lane                             | 4        |
| 9.2       | 23/03709/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET   | 4        |
| <b>10</b> | <b>Planning Applications Considered Outside of A Meeting</b>   | <b>5</b> |

|           |   |   |
|-----------|---|---|
| <b>11</b> | <b>Consultations</b>  | 5 |
| <b>12</b> | <b>Other Planning Business</b>                                  | 5 |
|           | 12.1 24/00592/CONVAR - Tonys Corner Shop 18 Cedar Drive TN8 5JL | 5 |
| <b>13</b> | <b>Press Release</b>  | 5 |
| <b>14</b> | <b>Date of Next Meeting 10th June 2024</b>                      | 5 |

# Meeting Papers & Report

## 1 **Elections**

### 1.1 **Election of Chairman for ensuing year.**

### 1.2 **Election of Vice-Chairman for ensuing year.**

## 2 **To Receive Apologies for Absence**

## 3 **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.

## 4 **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.

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

 Planning and Transport | 29 April 2024 v.1 - Minutes (Pages 2023-048/1-3)

## 6 **Matters Arising Not Covered Elsewhere**

## 7 **Planning Applications to Be Considered**

### 7.1 **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 applicant has provided further details regarding odour control.

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

- 7.2 **24/00923/FUL - Ambe House Commerce Way TN8 6ED**  
Existing air conditioning units, relocation of two air conditioning units, and installation of three new air conditioning units  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBMSPSBKFNFO0>
- 7.3 **24/00956/HOUSE - Vine Cottage Spode Lane Cowden TN8 7HG**  
First floor extension and single storey extension to east elevation with roof alteration. Porch to west elevation and alterations to fenestration. Rooflights.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBONGSBKFP900>
- 7.4 **24/00993/ADV - Roundabout At The Junction With Commerce Way Station Road TN8 6HL**  
Display of 4 x free standing, non-illuminated fascia advertising boards  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBZREJBKFRJ00>
- 7.5 **24/01032/HOUSE - 9 Coomb Field TN8 5HL**  
Garden Outbuilding  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SC3GO3BKFUL00>

## 8 **For Information**

- 8.1 **24/01119/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**  
Details pursuant to condition 5 (tree and ancient woodland protection) of 23/02606/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCGFE1BKFZQ00>
- 8.2 **24/01217/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**  
Details pursuant to condition 7 (contamination) of 23/02606/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD4EMZBK0ZN00>
- 8.3 **24/01219/DETAIL - Last Chance Animal Sanctuary Hartfield Road TN8 5NH**  
Details pursuant to condition 10 (ecological enhancements) of 23/02606/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD4F24BK0ZN00>

## 9 **SDC Planning Decisions**

- 9.1 **22/01945/FUL - Gaywood Solar Farm 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, transformer enclosures, switchgear kiosks, storage building, communications building, underground cabling, perimeter fencing with CCTV cameras and access gates, temporary construction compounds and all ancillary grid infrastructure and associated works.  
**Status: Withdrawn**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REWU4RBK0LO00>
- 9.2 **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.

**Status: Granted**

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

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

11 **Consultations**

12 **Other Planning Business**

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

Variation of condition 3 (The hard and soft landscaping) of 23/02074/CONVAR for Creation of seven off-street car parks; the erection of 13 dwellings; an extended replacement to the existing shop and associated landscaping improvements and creation of temporary shop with amendment to drawings to pick up minor changes to parking layouts, landscaping and elevations.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9ZM1DBKMQV00>

13 **Press Release**

14 **Date of Next Meeting 10th June 2024**