

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 Committee Meeting** to be held in Rickards Hall on 10 June 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
5 June 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 ...	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
6.1	24/00874/FUL - Land North West Of Stanfords End Lydens Lane Hever TN8 7EP	3
6.2	24/00577/FUL - 87 High Street TN8 5AU	3
6.3	24/00578/LBCALT - 87 High Street TN8 5AU	3
6.4	24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA	4
6.5	24/00990/FUL - Montys Motorcycles 132 High Street TN8 5AY	4
7	For Information	4
7.1	24/01031/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	4
7.2	24/01132/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	4
7.3	24/01424/WTPO - Christmas Mill Shernden Lane Marsh Green TN8 5PS	4
7.4	24/01402/WTPO - 13 St Johns Way TN8 6GA	4
7.5	24/00990/FUL - Montys Motorcycles 132 High Street TN8 5AY	4
8	SDC Planning Decisions	5
8.1	24/00334/FUL - Little Warren Farm Hever Lane Hever TN8 7ET	5
8.2	24/00487/LBCALT - Crouch House Crouch House Road TN8 5LQ	5
8.3	24/00592/CONVAR - Tonys Corner Shop 18 Cedar Drive TN8 5JL	5
8.4	24/00687/FUL - 35 And 35A High Street TN8 5AD	5
8.5	24/00496/HOUSE - Oakways Oakfield Road TN8 6JG	5
9	Planning Applications Considered Outside of A Meeting	5
10	Consultations	5

11	Other Planning Business	5
11.1	To consider the Committee's Response to 24/0013/RFPLN (Land North Of Warsop Trading Estate Hever Road Edenbridge Kent TN8 5DJ)	5
11.2	To Note - SDC Planning Training 12 June	6
12	Press Release	6
13	Date of Next Meeting 8th July 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 ...**

 Planning and Transport | 20 May 2024 v.1 - Minutes (Pages 2023-050/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **24/00874/FUL - Land North West Of Stanfords End Lydens Lane Hever TN8 7EP**

Change of use of land for equestrian purposes and the formation of a sandschool

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBBORFBKFKA00>

6.2 **24/00577/FUL - 87 High Street TN8 5AU**

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

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

Additional drawings following Conservation Officer and Environmental Protection Officer comments. Marketing information.

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

6.3 **24/00578/LBCALT - 87 High Street TN8 5AU**

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

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

Additional drawings following Conservation Officer and Environmental Protection Officer

comments. Marketing information.

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

- 6.4 **24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA**
Provide timber feather boarding cladding to existing elevations

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

Clarification of plans and description to more accurately reflect the development.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAEFD5BKMW100>

- 6.5 **24/00990/FUL - Montys Motorcycles 132 High Street TN8 5AY**
Demolition of existing buildings, erection of 5 dwellings and associated parking and landscaping.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBZRB5BKFRD00>

7 **For Information**

- 7.1 **24/01031/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**
Details pursuant to condition 6 (sensitive lighting scheme) of planning permission 22/02378/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SC38RVBK0L000>

- 7.2 **24/01132/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**
Details pursuant to condition 7 (biodiversity enhancement) of planning permission 22/02378/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCJPBSBK0ZN00>

- 7.3 **24/01424/WTPO - Christmas Mill Shernden Lane Marsh Green TN8 5PS**
T8) Laurel - remove T9) Laurel - remove

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEAINLBK0L000>

- 7.4 **24/01402/WTPO - 13 St Johns Way TN8 6GA**
T1 Oak tree- to prune back lateral branches over hanging garden on west side of crown, pruning by up to 1.2 metres leaving a residual branch length of 5 metres. T2 Oak tree- to prune back lateral branches over hanging garden on west side of crown, pruning by up to 1.2 metres leaving a residual branch length of 5 metres

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SE7E6FBKGL000>

- 7.5 **24/00990/FUL - Montys Motorcycles 132 High Street TN8 5AY**
Demolition of existing buildings, erection of 5 dwellings and associated parking and landscaping.

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

3D images of proposed development

8

SDC Planning Decisions

8.1

24/00334/FUL - Little Warren Farm Hever Lane Hever TN8 7ET

Application for detached annexe

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8LNFIBKM6A00>

8.2

24/00487/LBCALT - Crouch House Crouch House Road TN8 5LQ

Replacement of the glass (Slender Fit double-glazed units) in four sash windows retaining existing wooden window frames.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9H3HIBKMHK00>

8.3

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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9ZM1DBKMV00>

8.4

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.

Status: Granted

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

8.5

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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9IY0NBKMI00>

9

Planning Applications Considered Outside of A Meeting

10

Consultations

11

Other Planning Business

11.1

To consider the Committee's Response to 24/0013/RFPLN (Land North Of Warsop Trading Estate Hever Road Edenbridge Kent TN8 5DJ)

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above. The appeal will be determined on the basis of written representations. The procedure to be followed is set out

in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Appeal start date 24th May 2024. Ref 24/0013/RFPLN

Would the Committee nominate members to work with the Planning Officer to work together and submit the Committee's comments.

 Annex 1: Land North of Worsop Trading Estate Hever Road Edenbridge Kent TN8 5DJ.pdf

11.2 **To Note - SDC Planning Training 12 June**

Sevenoaks District Council has scheduled a one hour Planning Training session on 12 June from 17-18. MS Teams details have been circulated to Councillors and Councillors are encouraged to attend.

12 **Press Release**

13 **Date of Next Meeting 8th July 2024**