

Minutes of the Meeting of Planning Committee held in Rickards Hall on 8 July 2024 at 7:30 pm

Present: Cllrs. Bill Cummings, Michael Gemmell Smith, Alan Layland, Stuart McGregor, Vince Parker, Angela Read (*Vice-Chairwoman*), Jeff Streets, Bob Todd

In attendance: The planning officer, no members of the public and no members of the press.

Meeting started 19.30

1 To Receive Apologies for Absence

Apologies were received, noted, and accepted from Cllrs J Aldridge, A Baker, and M McArthur.

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

None.

3 Public Questions and Statements

Meeting closed 19.32.

No public questions.

Meeting opened 19.33.

4 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 10th June 2024 p2023/052-1-3

Resolved: the minutes of the meeting on 10th June 2024 be duly signed by the Committee Chairman as a true and accurate of the meeting pages 2024-052-01-03.

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

6.1 24/01264/HOUSE - Willow Barn Mill Hill TN8 5DB

Recommendation: *Members supported this application but commented that the windows should be opaque.*

6.2 24/01354/HOUSE - Christmas Place Shernden Lane Marsh Green TN8 5PR

Recommendation: *Members supported this application but commented that the volume of the buildings should not exceed that of the existing buildings.*

6.3 24/01423/REM - Hilders Farm Hilders Lane TN8 6LE

Recommendation: *Members supported this application.*

6.4 24/01386/HOUSE - Carstones Swan Lane TN8 6AT

Recommendation: *Members supported this application but commented that the building's height of 3 m was excessive for the location and that a noise assessment should be carried out.*

6.5 24/00990/FUL - Montys Motorcycles 132 High Street TN8 5AY

Recommendation: *Members objected to this application and wished to repeat their previous comments as they felt these had not been addressed:*

- *Over development in the immediate area.*
- *Inadequate parking.*
- *Flood risk.*
- *Restricted access.*

- Loss of open space.
- Overlooking of existing properties.

6.6 24/00313/FUL - Oast Farm Lydens Lane Hever TN8 7EP

Recommendation: *Members objected to this application and wished to repeat their previous comments.*

- *This application represented over development of the site and would have an impact on the openness of the greenbelt*
- *The site is in an area of Outstanding Natural Beauty*
- *The parking provision is inadequate for the size and number of the dwellings. If the three visitor spaces were occupied excess cars would end up parked in passing spaces in the access road.*
- *The plans include air source heat pumps but provide no information about noise impact.*
- *Point 2.2. of the Planning Statement describes the area of existing buildings as 7,102 sq metres. This seems to be a significant exaggeration.*
- *Members objected to the implication that the development would not be economically viable and therefore would not make its proscribed contribution toward affordable housing.*

6.7 23/03649/HYB - And Surrey Golf And Country Club Crouch House Road TN8 5LQ

Recommendation: *Members objected to this application and commented that their previous comments had not been addressed.*

- *This application is over development in the greenbelt*
- *The previously granted outline permission was for 100 units and the expansion to 140 units in this application will have an adverse impact on the greenbelt, will cause flooding and drainage problems.*
- *The Flood Risk Report (5.2.2) incorrectly states that St Brelades Stream discharges into the River Eden 150m from the site. The St Brelades Stream crosses significant residential and commercial areas of Edenbridge, plus areas proposed for development under the prospective local plan before discharging approx.2500 metres from this proposed development site.*
- *Measures may be required to slow traffic on Crouch House Road. Additional road capacity may be required between the site and Town Centre, particularly where Crouch House Road narrows, and its connections to Mount St. Aignon Way*
- *Impact on already stretched Medical Centre.*
- *The ecological report has understated the biodiversity and wildlife on the site and surrounding area.*
- *Parking for Staff and Visitors feels inadequate.*

7 For Information

7.1 24/01570/WTCA - Whitelands Lodge Mill Hill TN8 5DB

Noted.

7.2 24/01666/WTPO - 10 Stoneyfield TN8 6DE

Noted.

7.3 24/00076/CHGADD The Barn Little Browns Lane Edenbridge Kent TN8 6LH

Noted.

8 SDC Planning Decisions

- 8.1** **24/00720/FUL - Montys Motorcycles 132 High Street TN8 5AY**
Noted.
- 8.2** **24/00956/HOUSE - Vine Cottage Spode Lane Cowden TN8 7HG**
Noted.
- 8.3** **24/00577/FUL - 87 High Street TN8 5AU**
Noted.
- 8.4** **24/00578/LBCALT - 87 High Street TN8 5AU**
Noted.
- 8.5** **24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA**
Noted.
- 8.6** **24/00923/FUL - Ambe House Commerce Way TN8 6ED**
Noted.
- 9** **Planning Applications Considered Outside of A Meeting**
- 9.1** **23/03599/FUL - Outbuilding At Hillands Shernden Lane Marsh Green TN8 5PR**
Agreed and noted.
- 9.2** **24/01361/MMA - The King And Queen 81 High Street TN8 5AU**
Agreed and Noted.
- 9.3** **24/01498/MMA - The King And Queen 81 High Street TN8 5AU**
Agreed and noted.
- 10** **Consultations**
None.
- 11** **Other Planning Business**
None.
- 12** **Press Release**
None.
- 13** **Date of Next Meeting 29th July 2024**

Meeting ended 19.50