

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

Notice is hereby given of a **Planning Committee Meeting** to be held in Rickards Hall on 8 July 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  
3 July 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

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# 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 10th June 2024 p2023/052-1-3**

 Planning and Transport | 10 June 2024 v.1 - Minutes (Pages 2023-052/1-3)

## 5 **Matters Arising Not Covered Elsewhere**

## 6 **Planning Applications to Be Considered**

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

Convert loft space above garage into habitable space and insert additional skylights.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDFM4BBKGAZ00>

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

Demolition of existing pool house and outbuildings, replacement pool house outbuilding.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDY4LXBKGHB00>

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

Reserved matters (layout, scale, access, appearance and landscaping) for Plot 3 pursuant to condition 4 of 23/02261/HYB (Outline application phases 3b-3g for the erection of 6 self-build dwellings (plots 3, 6, 7, 8, 9 and 10) with all matters reserved.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SE9A0VBKGMH00>

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

Erection of a timber pre-fabricated single storey annexe. Air conditioning condenser to rear of new annexe.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDZZI8BKGM00>

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.

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

**Planning, Design and Access Statement for the scheme.**

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

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

Demolition of all existing buildings and erection of 13x dwellings with associated parking, access and landscaping.

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

**Updated information to address consultee comments on the application. This comprises:**

- **Cover Letter summarising changes and justifications for scheme**
- **Updated plans and elevations prepared by Fluid Architects**
- **Updated Ecology information / reptile fencing plan prepared by Corylus Ecology**
- **Confirmation of BNG Land**
- **Permeable paving plans and updated drainage calculations prepared by Bellamy Wallace Partnership LLP**
- **Notice of Intention to Grant Consent to discharge surface water from Upper Medway Internal Drainage Board**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8HWZABKM3U00>

6.7 **23/03649/HYB - 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 amended the scheme to address flood risk and drainage, ecology, public right of way, highways and other matters previously raised.**

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

7 **For Information**

7.1 **24/01570/WTCA - Whitelands Lodge Mill Hill TN8 5DB**  
Neighbours conifer on the northern boundary adjacent to the house. Cut back all boundary overhang by approx 1.5 meters to clear roof and property (Whitelands Lodge).  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SF10SRBKG900>

7.2 **24/01666/WTPO - 10 Stoneyfield TN8 6DE**  
Various works to trees.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFN8WOBKH6B00>

7.3 **24/00076/CHGADD The Barn Little Browns Lane Edenbridge Kent TN8 6LH**  
**NOTIFICATION OF A STREET NAME AND NUMBERING CHANGE**  
  
The is property is changing its name, but ALSO the street it is addressed from. It will be addressed from Honeypot Lane in future. This will also lead to a postcode change

**The address has been changed to:**

**Rose Barn Honeypot Lane Edenbridge Kent TN8 6QJ**

## 8 **SDC Planning Decisions**

8.1 **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.  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SANOPFBKMZ400>

8.2 **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.  
**Status: Withdrawn**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBONGSBKFP900>

8.3 **24/00577/FUL - 87 High Street TN8 5AU**  
Change of Use From Class E Office to Residential. Alteration to fenestration.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9XRD2BKMP000>

8.4 **24/00578/LBCALT - 87 High Street TN8 5AU**  
Change of Use From Class E Office to Residential. Alteration to fenestration.  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9XRD7BKMP000>

8.5 **24/00690/HOUSE - Autumn Lodge Mill Hill TN8 5DA**  
Provide timber feather boarding cladding to existing elevations  
**Status: Granted**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAEFD5BKMWI00>

- 8.6 **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  
**Status: Refused**  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBMSPSBKFNFO0>

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

- 9.1 **23/03599/FUL - Outbuilding At Hillands Shernden Lane Marsh Green TN8 5PR**  
Demolition of storage building to be replaced with a single storey dwelling.

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

**Flood Risk Assessment**  
**Arboricultural Impact Assessment + tree protection measures**  
**Site Topographic Survey (including Trees Root Protection Areas)**

**Recommendation:** *Members have no further comments but do wish all of their previous comments to be considered.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5II1XBKKRN00>

- 9.2 **24/01361/MMA - The King And Queen 81 High Street TN8 5AU**  
Amendment to 23/03347/FUL

**Recommendation:** *Members supported this application*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDY4R1BKGHR00>

- 9.3 **24/01498/MMA - The King And Queen 81 High Street TN8 5AU**  
Amendment to 23/03348/LBCALT

**Recommendation:** *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SENWDBKOZE00>

10 **Consultations**

11 **Other Planning Business**

12 **Press Release**

13 **Date of Next Meeting 29th July 2024**