

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 and Transport Committee Meeting** to be held in Rickards Hall on 19 August 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
14 August 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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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 29th July 2024 p2023-057/1-2**

 Planning and Transport | 29 July 2024 v.1 - Minutes (Pages 2023-057/1-2)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **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.

Updated financial viability for scheme.

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


6.2 **24/01852/FUL - Dominos Pizza 65A High Street TN8 5AL**

Commercial extension and minor internal and external alterations to include removal of extractor fan, repositioning of air inlet grill, air conditioner and compressors. New fire exit / door, alterations to fenestration, new scooter parking and refuse bins.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGQ4NPBKHL00>

6.3 **24/01853/LBCALT - Dominos Pizza 65A High Street TN8 5AL**

Commercial extension and minor internal and external alterations to include removal of extractor fan, repositioning of air inlet grill, air conditioner and compressors. New fire exit / door, alterations to fenestration, new scooter parking and refuse bins.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGQ4NPBKHL00>

- 6.4 **24/01505/HOUSE - Broad Fields Hartfield Road TN8 5NF**
 Extending the main roof line with a flat roof gap leading to another raised roof section with rooflights.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEO1ZPBKGTJ00>
- 6.5 **24/01741/FUL - Cherry Bryn Stick Hill TN8 5NJ**
 Demolition of existing dwelling, garage and store and erection of a replacement dwelling
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG3WNGBKHBM00>
- 6.6 **24/01760/HOUSE - One Oak Little Browns Lane TN8 6LJ**
 Demolition of a derelict garage to be replaced with new garage with Annexe above with dormer. Associated external works.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG5R95BKHC000>
- 6.7 **24/01927/HOUSE - Wilding Farm Spode Lane Cowden TN8 7HG**
 Formation of new pond and associated hard / soft landscaping
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH4Y3SBKHSQ00>

7 **For Information**

- 7.1 **24/01987/WTPO - Telephone Exchange Croft Lane TN8 5BA**
 Various works to trees.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHE79EBKHWV00>
- 7.2 **24/01779/WTPO - 3 Wellingtonia Way TN8 5RE**
 Turkey Oak - prune by up to 1m.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGBBEBBKHE000>
- 7.3 **24/02076/WTCA - Old Pound House 28 Lingfield Road TN8 5DX**
 Various works to trees.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHUP97BK0LO00>
- 7.4 **24/02100/WTPO - 11 St Johns Way TN8 6GA**
 T11) Oak tree - Crown thin by approximatley 25-30%. T10) Oak Tree - Crown thin by approximatley 25-30%.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHYDPUBK0LO00>

8 **SDC Planning Decisions**

- 8.1 **24/01264/HOUSE - Willow Barn Mill Hill TN8 5DB**
 Convert loft space above garage into habitable space and insert additional skylights.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDFM4BBKGAZ00>
- 8.2 **24/00990/FUL - Montys Motorcycles 132 High Street TN8 5AY**
 Demolition of existing buildings, erection of 5 dwellings and associated parking and

landscaping.

Status: Withdrawn

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

8.3 **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.

Status: Granted

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

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

9.1 **24/01064/CONVAR - 1 Greybury Lane Marsh Green TN8 5QP**

Variation of conditions 2 and 3 drawings and materials of 22/03361/HOUSE Demolition of existing garage, conservatory and rear single storey section of the house. Construction of part single storey/part 2 storey rear and side extension with rooflights. Relocation of front door and creation of porch. Alterations to fenestration. Changes to materials relating to brickwork.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCC3ZNBK0L000>

10 **Consultations**

10.1 **Proposed Reforms to the National Planning Policy Framework**

Please could Councillors view the documents and submit their comments to Planning Officer to collate a response.


<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

11 **Other Planning Business**

11.1 **Proposed Stopping up Of Highway at Land at Farmstead Drive, Edenbridge, Kent TN8 6DX**

Please would members view the attached papers and submit their comments to the planning Officer to collate a response.

 Annex 1: Spitals Cross - Public Notice

 Annex 2: Spitals Cross - Draft Footpaths Closure Plan

 Annex 3: Spitals Cross - Paths Plan

12 **Press Release**

13 **Date of Next Meeting**

2nd September 2024

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of two northern part widths of Farmstead Drive, a length and part width of unnamed footpath, two lengths of unnamed footpath and two irregular shaped areas of highway to the north of Farmstead Drive, an at Edenbridge in the District of Sevenoaks.

If made, the Order would authorise the stopping up only to enable development as permitted by Sevenoaks District Council, under reference 23/00925/FUL.

Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG in the 28 days commencing on 9 August 2024, and may be obtained, free of charge, from the addresses stated below quoting NATTRAN/SE/S247/5797.

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at nationalcasework@df.gov.uk or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on 6 September 2024. You are advised that your personal data and correspondence will be passed to the applicant/agent to enable your objection to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection.



S Zamenzadeh, Casework Manager

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS (SOUTH EAST) (NO.) ORDER 202

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on the plan numbered NATTRAN/SE/S247/5797, to enable development to be carried out in accordance with the planning permission granted by Sevenoaks District Council, under reference 23/00925/FUL.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on 202 .

Signed by authority of
the Secretary of State

TIM BRIMELOW
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highways to be stopped up

The highways to be stopped up are at Edenbridge in the District of Sevenoaks, shown on the plan as:

- 1) A northern part width of Farmstead Drive. It commences from grid reference E:544479 N:147129 and extends in a south easterly direction for a maximum distance of 30.90 metres and has a maximum width of 1.5 metres (marked 1 on the plan).
- 2) A northern part width of Farmstead Drive. It commences from grid reference E:544513 N:147124 and extends in a south easterly direction for a maximum distance of 15.83 metres and has a maximum width of 1.5 metres (marked 2 on the plan).
- 3) A length and part width of unnamed footpath as leads off Farmstead Drive. It commences from grid reference E:544540 N:147121 and extends in a north easterly direction for a maximum distance of 42.30 metres and has a maximum width of 1.72 metres (marked 3 on the plan).
- 4) A length of unnamed footpath to the north of Farmstead Drive. It commences from grid reference E:544525 N:147157 and extends in a south westerly direction for a maximum distance of 14.14 metres (marked 4 on the plan)

- 5) An irregular shaped area of unnamed highway to the north of Farmstead Drive. It commences from grid reference E:544510 N:147165 and extends in a southerly direction for a maximum distance of 17.98 metres and has a maximum width of 8.03 metres (marked 5 on the plan).
- 6) A length of unnamed footpath to the north of Farmstead Drive. It commences from grid reference E:544483 N:147160 and extends in a south easterly and then an easterly direction for a maximum distance of 30.45 metres (marked 6 on the plan).
- 7) An irregular shaped area of highway to the north of Farmstead Drive. It commences from grid reference E:544481 N:147146 and extends in a generally south easterly for a maximum distance of 39.78 metres and has a maximum width of 21.56 metres (marked 7,8 and 9 on the plan).

DRAFT

