

**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 Doggetts Barn on 16 September 2024 at 7:00 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  
11 September 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 2nd September 2024 pages 2023/059/1-2**

 Planning and Transport | 02 September 2024 v.1 - Minutes (Pages 2023-059/1-2)

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

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


### 6.1 **24/02198/FUL - 2C High Street TN8 5AG**

Demolition of existing building. Construction of a new building for 8 no. two bed flats.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIK63ZBK0LO00>

### 6.2 **24/02278/HOUSE - Wayfarings Swan Lane TN8 6AL**

First floor extension over existing ground floor single storey building. Internal alterations.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIXRSSBKIKB00>

## 7 **For Information**

### 7.1 **24/02279/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Details pursuant to condition 3 (Implementation of Watching Brief) of 22/02410/FUL

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIXRUWBKIKD00>

### 7.2 **24/02336/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Details pursuant to condition 4 A, B and C (Geoenvironmental Investigation) of 22/02410/FUL

- 7.3 **24/02337/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**  
Details pursuant to condition 5 (Mitigation Strategy) of 22/02410/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJA8Y0BK0ZX00>
- 7.4 **24/02338/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**  
Details pursuant to condition 16 (Ecological Enhancement Plan) of 22/02410/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJA94SBK0ZX00>
- 7.5 **24/02275/WTPO - 11 Hunters Way TN8 6GB**  
Oak Tree - In side garden:- Remove all major dead wood from crown of tree.- Reduce branch end growth to achieve a 1.5m clearance from both adjacent properties (max pruning of branch ends will be 1.5m).- Raise low crown to 3m in height from ground to an even level all round.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIXRRHBKIK500>
- 7.6 **24/02383/WTPO - 4 Eden View High Street TN8 5FE**  
Horse Chestnut - Reduce canopy by approx. 2m and thin by 20%. Remove trunk regrowth up to 10' high.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJL7PLBK0LO00>

## 8 **SDC Planning Decisions**

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

## 10 **Consultations**

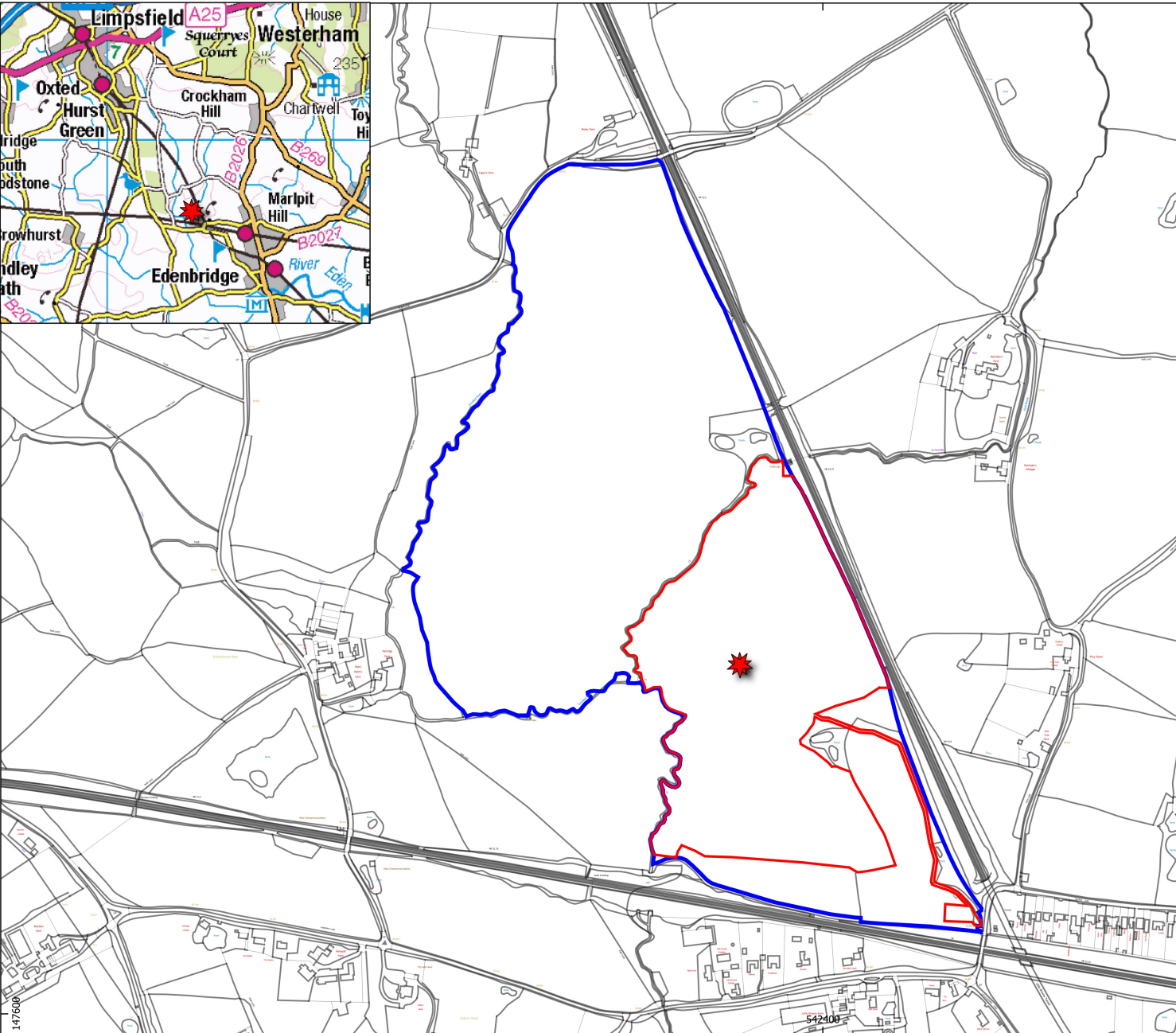
- 10.1 **Proposed Reforms to the National Planning Policy Framework**  
The council is working with a consultant to consider the documents and submit a response.  
<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

## 11 **Other Planning Business**

- 11.1 **24/00099/NEWDEV Land North West Of Little Browns Railway Bridge Hilders Lane Edenbridge Kent**  
A development of a solar farm and associated buildings. Royal Mail will not add this to PAF as there is no delivery point, but the solar farm is at this location.  
  
The new addressing for the above development is detailed below. Also attached is a plan of the development for information.  
  
Plot: Land North West Of Little Browns Railway Bridge.  
  
New Address: Kybo Solar Farm Ltd Hilders Lane Edenbridge Kent TN8 6LQ

12 **Press Release**

13 **Date of Next Meeting 30th September 2024**



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 Company Number: SC370060; VAT Number: 983383677

- Legend**
- Land Ownership Boundary
  - Development Area

A3 Horizontal Scale 1:5,000  
 0 0.1 0.2 km

CRS: British National Grid (EPSG:27700)

Produced: Emma Ballantyne  
 Reviewed: Bojan Jevtic  
 Approved: Bojan Jevtic

Date: 26/01/23 Revision: 1.0  
 8195-DRW-DES-0014-Location Plan-v1.0

**Gaywood East Solar Farm  
 Location Plan**

Loco2gen Ltd