

**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 30 September 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  
25 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

---

## Agenda

<b>1</b>	<b>To Receive Apologies for Absence</b>	<b>3</b>
<b>2</b>	<b>Declaration of Interests or Predetermination, including interests not already registered</b>	<b>3</b>
<b>3</b>	<b>Public Questions and Statements</b>	<b>3</b>
<b>4</b>	<b>To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 16th September 2024</b>	<b>3</b>
<b>5</b>	<b>Matters Arising Not Covered Elsewhere</b>	<b>3</b>
<b>6</b>	<b>Planning Applications to Be Considered</b>	<b>3</b>
	6.1 24/02132/HOUSE - Skeynes Park Lingfield Road TN8 5HN	3
	6.2 24/02133/LBCALT - Skeynes Park Lingfield Road TN8 5HN	3
	6.3 24/02370/LBCALT - The King And Queen 81 High Street TN8 5AU	4
	6.4 23/03649/HYB - Kent And Surrey Golf And Country Club Crouch House Road TN8 5LQ	4
<b>7</b>	<b>For Information</b>	<b>4</b>
	7.1 24/02363/DETAIL - The King And Queen 81 High Street TN8 5AU	4
	7.2 24/02367/DETAIL - The King And Queen 81 High Street TN8 5AU	4
	7.3 24/02398/DETAIL - The King And Queen 81 High Street TN8 5AU	4
	7.4 24/02408/DETAIL - The King And Queen 81 High Street TN8 5AU	4
	7.5 24/02409/DETAIL - The King And Queen 81 High Street TN8 5AU	5
	7.6 24/02384/DETAIL - Office Rear Of 102 High Street TN8 5AR	5
	7.7 24/02510/WTPO - Eadhelm Court Penlee Close TN8 5FD	5
<b>8</b>	<b>SDC Planning Decisions</b>	<b>5</b>
	8.1 24/01505/HOUSE - Broad Fields Hartfield Road TN8 5NF	5
	8.2 24/01780/FUL - Montys Motorcycles 132 High Street TN8 5AY	5
<b>9</b>	<b>Planning Appeals</b>	<b>5</b>
	9.1 APP/G2245/Z/24/3348984 - Roundabout At The Junction With Commerce Way Station Road TN8 6HL	5

<b>10</b>	<b>Consultations</b>	<b>5</b>
10.1	Proposed Reforms to the National Planning Policy Framework (NPPF) and Other Changes to the Planning System	5
<b>11</b>	<b>Other Planning Business</b>	<b>6</b>
11.1	Made Order SE/5797: Stopping Up Of Highway At Lane At Farmstead Drive Edenbridge Kent TN8 6DX	6
<b>12</b>	<b>Press Release</b>	<b>6</b>
<b>13</b>	<b>Date of Next Meeting 21st October 2024</b>	<b>6</b>
<b>Annex 1</b>	<b>SE-5797-Made Plan.pdf</b>	<b>7</b>
<b>Annex 2</b>	<b>TOWN AND COUNTRY PLANNING ACT 1990</b>	<b>8</b>
<b>Annex 3</b>	<b>DEPARTMENT FOR TRANSPORT</b>	<b>10</b>

# 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 16th September 2024**

 Planning and Transport | 16 September 2024 v.1 - Minutes (Pages 2023-062/1-2)

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

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

### 6.1 **24/02132/HOUSE - Skeynes Park Lingfield Road TN8 5HN**

Erection of a side extension to the existing garage, erection of a first-floor extension above the garage to provide ancillary accommodation and replacement of the existing swimming pool enclosure with a glazed system.

**This application was invalid and therefore was not under consideration. This application has been re-validated and is pending consideration.**

**A summary of the main changes are set out below:**

**Revised Site Location Plan and amended drawings correcting fenestration details received 10.09.2024**

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SI5Z80BK17N00>

### 6.2 **24/02133/LBCALT - Skeynes Park Lingfield Road TN8 5HN**

Erection of a side extension to the existing garage, erection of a first-floor extension above the garage to provide ancillary accommodation and replacement of the existing swimming pool enclosure with a glazed system

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SI5Z81BK17O00>

6.3 **24/02370/LBCALT - The King And Queen 81 High Street TN8 5AU**  
Internal works to staircase, structural remedial works, external utility meter cupboards, fire protection to existing (north) party wall, double-glazed units to all sash and casement windows on front elevation, rear extension roof alterations, rooflights and reinstatement of lath and plaster wall and ceilings.  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJEFA6BKIRZ00>

6.4 **23/03649/HYB - Kent 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 provided additional highway, arboricultural and ecology information, including the following documents:**

- An updated ECIA report (ecology)
- Breeding Bird Survey Report (ecology)
- Updated visibility splays (highways)
- Updated car turning drawing (highways)
- Updated Transport Technical Note (highways)
- Covering letter regarding ecology and highways matters
- A revised Arboricultural and ecology statement

**Any comments you made on the original application will be considered when the decision is made.**

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

## 7 **For Information**

7.1 **24/02363/DETAIL - The King And Queen 81 High Street TN8 5AU**  
Details pursuant to condition 4 (Scaled Drawings and Method Statement) of 23/03348/LBCALT  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJEF5BBKIRK00>

7.2 **24/02367/DETAIL - The King And Queen 81 High Street TN8 5AU**  
Details pursuant to Condition 4 (Noise Impact Measures) of 23/03347/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJEF83BKIRT00>

7.3 **24/02398/DETAIL - The King And Queen 81 High Street TN8 5AU**  
Details pursuant to Condition 5 (Cycle Storage) of 23/03347/FUL  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJNI9XBK0ZX00>

7.4 **24/02408/DETAIL - The King And Queen 81 High Street TN8 5AU**  
Details pursuant to condition 5 (Mechanical Installation) of 23/03348/LBCALT  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJP0UPBK0ZX00>

7.5 **24/02409/DETAIL - The King And Queen 81 High Street TN8 5AU**

Details pursuant to condition 6 (Secondary Glazing) of 23/03348/LBCALT

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJP12CBK0ZX00>

7.6 **24/02384/DETAIL - Office Rear Of 102 High Street TN8 5AR**

Details pursuant to Condition 2 (Noise Impact Assessment) of 24/00815/PAC

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJLA5CBK0ZX00>

7.7 **24/02510/WTPO - Eadhelm Court Penlee Close TN8 5FD**

Various works to trees.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK4CNJBKJ3Y00>

8 **SDC Planning Decisions**

8.1 **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.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEO1ZPBKGTJ00>

8.2 **24/01780/FUL - Montys Motorcycles 132 High Street TN8 5AY**

Erection of two storey rear extension, conversion of first floor to form 2x flats, alterations & restoration of shop front.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGBBEYBKHE200>

9 **Planning Appeals**

9.1 **APP/G2245/Z/24/3348984 - Roundabout At The Junction With Commerce Way Station Road TN8 6HL**

Development: Display of 4 x free standing, non-illuminated fascia advertising boards  
Start Date: 13th September 2024

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of consent to display advertisements 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. SDC has forwarded all the representations made to them on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

10 **Consultations**

10.1 **Proposed Reforms to the National Planning Policy Framework (NPPF) and Other Changes to the Planning System**

The council has submitted its response to the Government's proposed approach to revising the NPPF.

[https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2024/09/240923-NPPF-Consultation-ETC-online-responses-copy\\_redacted.pdf](https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2024/09/240923-NPPF-Consultation-ETC-online-responses-copy_redacted.pdf)

[https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2024/09/240923-NPPF-Consultation-ETC-online-responses-copy\\_redacted.pdf](https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2024/09/240923-NPPF-Consultation-ETC-online-responses-copy_redacted.pdf)

## 11 **Other Planning Business**

### 11.1 **Made Order SE/5797: Stopping Up Of Highway At Lane At Farmstead Drive Edenbridge Kent TN8 6DX**


File No: NATTRAN/SE/S247/5797


TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247


STOPPING UP OF HIGHWAY AT LAND AT FARMSTEAD DRIVE, EDENBRIDGE, KENT TN8 6DX

Please see attached copy of the order.

This is for information only and there is no need to respond.

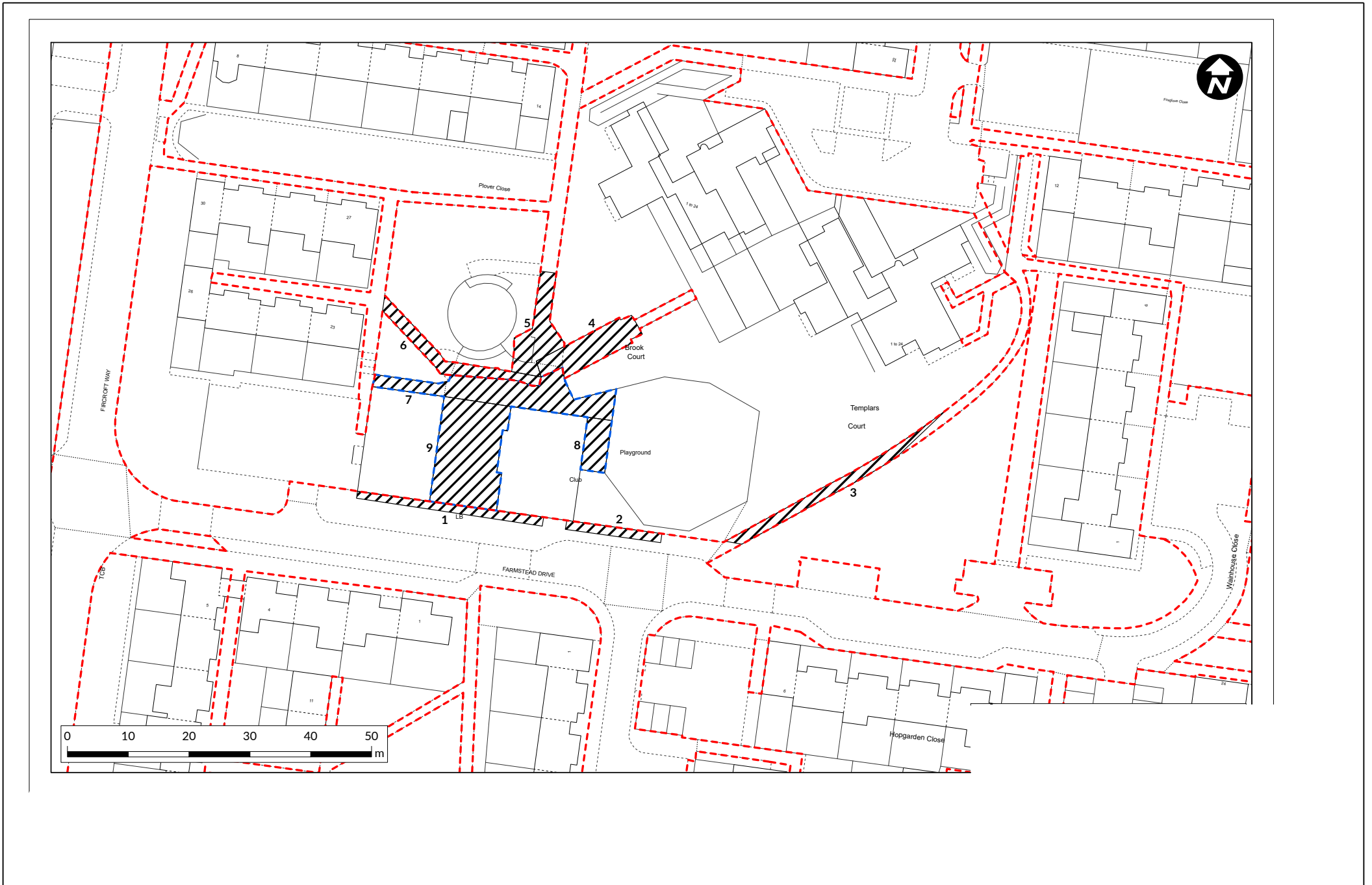
 Annex 1: SE-5797-Made Plan.pdf

 Annex 2: SE-5797-Made Order.pdf

 Annex 3: SE-5797-Made Notice.pdf

## 12 **Press Release**

## 13 **Date of Next Meeting 21st October 2024**



**TOWN AND COUNTRY PLANNING ACT 1990**

**THE STOPPING UP OF HIGHWAYS (SOUTH EAST) (NO. 31) ORDER 2024**

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 27 September 2024.

*S. Zamenzadeh*

Signed by authority of  
the Secretary of State  
13 September 2024

SANDRA ZAMENZADEH  
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).

# **PUBLIC NOTICE**

## **DEPARTMENT FOR TRANSPORT**

### **TOWN AND COUNTRY PLANNING ACT 1990**

The Secretary of State gives notice of an Order made under Section 247 of the above Act entitled "The Stopping up of Highways (South East) (No.31) Order 2024" authorising 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 at Edenbridge in the District of Sevenoaks. This is to enable development as permitted by Sevenoaks District Council, under reference 23/00925/FUL.

Copies of the Order may be obtained, free of charge, from the Secretary of State, National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne NE4 7AR or [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) (quoting NATTRAN/SE/S247/5797). They may also be inspected during normal opening hours at Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG.

Any person who wishes to challenge the validity of the decision to make the Order may apply to the High Court within 6 weeks from 27 September 2024.



N Crass, Casework Manager