

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

1	To Receive Apologies for Absence	3
2	Declaration of Interests or Predetermination, including interests not already registered	3
3	Public Questions and Statements	3
4	To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 16th September 2024	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
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
7	For Information	4
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
8	SDC Planning Decisions	5
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
9	Planning Appeals	5
9.1	APP/G2245/Z/24/3348984 - Roundabout At The Junction With Commerce Way Station Road TN8 6HL	5

10	Consultations	5
10.1	Proposed Reforms to the National Planning Policy Framework (NPPF) and Other Changes to the Planning System	5
11	Other Planning Business	6
11.1	Made Order SE/5797: Stopping Up Of Highway At Lane At Farmstead Drive Edenbridge Kent TN8 6DX	6
12	Press Release	6
13	Date of Next Meeting 21st October 2024	6

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

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**