

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 21 October 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
16 October 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 30th September 2024 pages 2023-065/1-3	3
	4.1 24/02133/LBCALT - Skeynes Park Lingfield Road TN8 5HN	3
5	Matters Arising Not Covered Elsewhere	3
6	Planning Applications to Be Considered	3
	6.1 24/02044/FUL - 35 High Street TN8 5AD	3
	6.2 24/02198/FUL - Smith And Sons Funeral Directors 2 High Street TN8 5AG	3
	6.3 24/02527/HOUSE - Long Tilings Cottage Hever Lane Hever TN8 7ET	3
	6.4 24/01852/FUL - Dominos Pizza 65A High Street TN8 5AL	4
	6.5 24/01853/LBCALT - Dominos Pizza 65A High Street TN8 5AL	4
	6.6 24/02629/HOUSE - Brook Cottage Hartfield Road TN8 5NH	4
7	For Information	4
	7.1 24/00114/STSDEV - Street Naming and Numbering Notification - Hilders Farm Place	4
	7.2 24/02587/DETAIL - Southon House Station Approach TN8 5LP	5
	7.3 24/02461/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	5
8	SDC Planning Decisions	5
	8.1 24/01064/CONVAR - 1 Greybury Lane Marsh Green TN8 5QP	5
	8.2 24/02055/HOUSE - 24 Coomb Field TN8 5HZ	5
	8.3 24/02350/MMA - Hilders Farm Hilders Lane TN8 6LE	5
	8.4 24/02073/HOUSE - Little Marlpit Pit Lane Edenbridge	5
9	Planning Applications Considered Outside of A Meeting	5
10	Consultations	5

11	Other Planning Business	5
12	Transportation matters	5
12.1	Highways Improvement Plan - updates on White Gates	5
12.2	Speed Indicator Device - update	6
12.3	Road issues	6
	12.3.1 Lingfield Road - SES Water Works	7
12.4	Railway matters	7
12.5	Aviation matters	7
13	Press Release	7
14	Date of Next Meeting 11th November 2024	7

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 30th September 2024 pages 2023-065/1-3**

 Planning and Transport | 30 September 2024 v.1 - Minutes (Pages 2023-065/1-3)

4.1 **24/02133/LBCALT - Skeynes Park Lingfield Road TN8 5HN**

To review and confirm committee's recommendation to SDC Planning.


 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SI5Z81BK17000>

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **24/02044/FUL - 35 High Street TN8 5AD**

Change shop front window glazing from timber to white aluminium window frames..

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHQMP7BK0L000>

6.2 **24/02198/FUL - Smith And Sons Funeral Directors 2 High Street TN8 5AG**

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

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

The address has been corrected from 2c High Street to 2 High Street.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIK63ZBK0L000>

6.3 **24/02527/HOUSE - Long Tilings Cottage Hever Lane Hever TN8 7ET**

Partial conversion of garage to habitable rooms. Additional roof lights to main house and

changes to fenestration associated with internal works. Demolition of greenhouse, extension of raised deck, construction of pergola and associated changes to landscaping.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK9WLPBKJ5A00>

6.4 **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.

This application has been re-validated and is pending consideration. A summary of the main changes are set out below;

Amended plans have been provided which show the retention of the staircase between the ground and first floors. As a result, the internal configuration of the proposed development has been altered.

Additionally, an updated location plan has been provided which correlates with the building footprint shown on the block plan; and updated heritage and planning statements (Design and Access) have been provided.

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

6.5 **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.

This application has been re-validated and is pending consideration. A summary of the main changes are set out below;

Amended plans have been provided which show the retention of the staircase between the ground and first floors. As a result, the internal configuration of the proposed development has been altered.

Additionally, an updated location plan has been provided which correlates with the building footprint shown on the block plan; and updated heritage and planning statements (Design and Access) have been provided.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGQ4NQBKHLZ00>

6.6 **24/02629/HOUSE - Brook Cottage Hartfield Road TN8 5NH**

Replace existing outbuilding with annexe.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKRT1PBK0L000>

7 **For Information**

7.1 **24/00114/STSDEV - Street Naming and Numbering Notification - Hilders Farm Place**

File No: 24/00114/STSDEV - (no URL)

Site: Hilders Farm Hilders Lane Edenbridge Kent TN8 6LE

Description: All existing agricultural buildings along with Hilders Farmhouse, its Annexe and The Dutchman have been demolished and are being replaced with 11 new dwellings numbered from a new road called Hilders Farm Place.

[Annex 1: ufm28_Notify_Parish.pdf](#)

[Annex 2: 2400114PLAN.pdf](#)

7.2 **24/02587/DETAIL - Southon House Station Approach TN8 5LP**

Details pursuant to condition 1 (contaminated land investigation) of 24/01893/PAC

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKHBA0BKJA600>

7.3 **24/02461/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**

Details pursuant to Condition 7 (Biodiversity Enhancements) of 22/02378/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJYSNJBKIZA00>

8 **SDC Planning Decisions**

8.1 **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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCC3ZNBK0LO00>

8.2 **24/02055/HOUSE - 24 Coomb Field TN8 5HZ**

Garage conversion, internal alterations and changes to fenestration.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHR67IBK12100>

8.3 **24/02350/MMA - Hilders Farm Hilders Lane TN8 6LE**

Amendment to 23/02261/HYB to include external alterations and a detached outbuilding to plot 1.

Status: Withdrawn

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJAQ2HBKIPW00>

8.4 **24/02073/HOUSE - Little Marlpit Pit Lane Edenbridge**

Development: Erection of flat roof dormer window enclosure, over existing internal staircase, to the rear elevation pitched roof of the dwelling house.

Status: Granted.

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

None.

10 **Consultations**

11 **Other Planning Business**

12 **Transportation matters**

12.1 **Highways Improvement Plan - updates on White Gates**

Update on members' request for the white gates at Main Road Edenbridge. Kent Highways

has responded to the request for White Gates at the entry points to Edenbridge, and has advised the following:

1. Lingfield Road – unfortunately there is insufficient space here to accommodate the white gate construction.
2. Main Road – it is possible here, we would have to do some more research into accommodating the brown tourism signs and the twinned.
3. Mill Hill – unfortunately again, we don't have sufficient space to accommodate.

The feeling of engineers is that just one gate would seem odd, but attached is a proposal for Members to consider and confirm. KCC would submit an application to the KCC Members Grant (Cllr McArthur has already confirmed her support for an application to be submitted). Attached is the proposal.

Do Members support the new White Gate and signage for the entry point to Edenbridge from Main Road?


Regarding other locations, the Town Clerk has responded to KCC emphasising:


Mill Hill would benefit from White Gates emphasising entry in to built up area. This sections is an issue because of the loss of flashing speed sign. With the entry to Blossoms Park here, what was the hospital soon to be a new development (at some point), Mead Road on the opposite side, the petrol station, all posing hazards with the traffic traveling on Mill Hill, there does need to be some visible road signage to indicate entering built-up area. Even one 'white gate' may help. The attached pictures has been forwarded asking for the location to be reviewed with a similar proposal to Main Road to be considered for Mill Hall replacing the existing sign (which has vegetation encroaching on it) and to site the white gates and sign just before where the fencing starts. Apparently, the engineers have said it is not suitable but I have asked for this to be taken back to reconsider.

Crouch House Road near the railway bridge had previously been discussed and was asked to be considered. Apparently this too is not suitable due to potential vegetation overgrowth. This has also been requested to reconsider.

All signs were to be funded via a CIL allocation (already being held) and KCC County Councillor Member's Fund.

Do Members have any further comments?

 Annex 3: 24-SE-CMG-1764.pdf

 Annex 4: pics Mill Hill & Crouch House Road.pdf

12.2

Speed Indicator Device - update

The Community Warden has organised Speedwatch 6 times, once on Swan lane, twice on Main Road on opposite sides, twice on Crouch House Road on different locations and once on Mill Hill; 746 cars were recorded and reported 52 cars for speeding.

The portable Speed Indicator Device (SID) has been out on 10 occasions: Crouch House Road 3 times, Swan lane 3 times and Mill Hill 4 times. The data from these have not been analysed as need a councillor to volunteer to prepare summary reports. Cllr Aldridge has done this before, but would be good to have another councillor so that it is not onerous task for one person.

Do Members have any questions?

12.3

Road issues

Reminder that details of roadworks can be found on One.Network. The Town Council's

Facebook page also publishes road notices for locations affected in Edenbridge.

<https://one.network/>

12.3.1 **Lingfield Road - SES Water Works**

The scope has now been reduced and the installation of any pipe through Pound Green is no longer required. Instead, work will involve removing the existing valve covers in the green for the main that is to be abandoned. These covers will be reinstated with grass (likely topsoiled and re-seeded), and no new apparatus will be installed on the land. These works had been scheduled for October but have now been postponed again, delayed until March 2025.

12.4 **Railway matters**

The Community Rail Development Officer for Uckfield & East Grinstead lines and Tonbridge, Redhill, Reigate line, has shared the attached which includes a QR code for people to be able to stay in touch on work in local areas.

 Annex 5: 24 10 Southern Rail Digital Lineside Notifications QR Code 2024.pdf

12.5 **Aviation matters**

Nothing to report.

13 **Press Release**

14 **Date of Next Meeting 11th November 2024**