

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 11 November 2024 at 6.00 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 November 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 21st October 2024 pg2023/069/1-3**

 Planning and Transport | 21 October 2024 v.1 - Minutes (Pages 2023-069/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **24/02765/OUT - Land North Of Town Station Cottages Forge Croft TN8 5LR**

Outline application for the erection of 450 dwellings, including affordable housing; land for a 4FE secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new Youth Centre; land for the creation of a new car park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for Station Cottages. Creation of access from Four Elms Road. Creation of secondary and emergency access, public open space, attenuation areas and landscaping. All matters reserved save for means of access.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLK85EBKJRE00>

6.2 **24/02705/FUL - Four Oaks Swan Lane TN8 6BA**

Demolition of existing dwelling and garage, construction of a replacement two and a half storey dwelling with integral garage and carport, rooflights and associated hard and soft landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL78QGBKJMD00>

6.3 **24/02782/CONVAR - Hilders Farm Hilders Lane TN8 6LE**

Variation of condition 3 (Approved plans) and 6 (Design parameters/plot passports) of 23/02261/HYB with amendment to revised site layout plan, floor plans and elevations for Plots 1,2,4,5 and 11 and a revision to the Design and Access Statement to cover the

proposed amendments and alter the plot passports.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPRJCBKJSK00>

6.4 **24/02808/HOUSE - Freeways Stick Hill TN8 5NL**

Demolition of rear conservatory to be replaced by two-storey extension. Single storey rear extension with green roof and rooflights. Single storey side extension. Changes to fenestration. Demolition of existing outbuildings and erection of one new outbuilding.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLTGMPBKJUG00>

7 **For Information**

7.1 **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=SHQMP7BK0LO00>

7.2 **24/02746/DETAIL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Details pursuant to condition 3 (archaeological watching brief) of 22/02410/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLENH4BKJOU00>

7.3 **23/03649/HYB - 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.

The application has now been amended, and a summary of the main changes is set out below:

The applicant has provided 3D visuals of the development, as shown in the Design and Access Statement.

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

7.4 **24/02782/CONVAR - Hilders Farm Hilders Lane TN8 6LE**

Variation of condition 3 (Approved plans) and 6 (Design parameters/plot passports) of 23/02261/HYB with amendment to revised site layout plan, floor plans and elevations for Plots 1,2,4,5 and 11 and a revision to the Design and Access Statement to cover the proposed amendments and alter the plot passports.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPRJCBKJSK00>

8 **SDC Planning Decisions**

8.1 **24/02073/HOUSE - Little Marlpit Pit Lane TN8 6BD**

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

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHT0UABKI3300>

8.2 **24/02278/HOUSE - Wayfarings Swan Lane TN8 6AL**

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

Status: Granted

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

8.3 **24/01741/FUL - Cherry Bryn Stick Hill TN8 5NJ**

Demolition of existing dwelling, garage and store and erection of a replacement dwelling

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG3WNGBKHB00>

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

9.1 **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 clarification on the public right of way for the KCC Public Right of Way Team and also provided additional tree maps for the Tree Officer.

Recommendation:

Members objected to this application and commented that the amendment had no impact on their previous comments:

- *The road access is on to a road where traffic is fast along it, making it unsafe to turn onto it.*
- *The Nightingales should be given more protection than is stated.*
- *Footpaths are being re-routed. What progress has the developer made with their application to re-route and how do they intend maintain the re-routed footpaths.*
- *A gate is now to be closed at night, making this development no being longer 'a part of the village'*

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

10 **Consultations**

11 **Other Planning Business**

11.1 **24/00113/NEWDEV - Southon House Station Approach TN8 5LP**

All existing business addresses at Southon House are to be deleted and replaced by 7 residential flats (Flats 1-7). The building name will remain as Southon House.

12 **Press Release**

13 **Date of Next Meeting 2nd December 2024**