

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 2 December 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
27 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 11th November 2024 p2023/073/1-4

 Planning and Transport | 11 November 2024 v.1 - Minutes (Pages 2023-073/1-4)

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.

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

The transport assessment labelled as sensitive, has now been made public.

Amended Biodiversity Metric, Biodiversity Net Gain Assessment, Ecological Impact Assessment Report and amended masterplan showing a missing bridge / clear span structure across a drainage ditch.

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

6.2 24/02995/CONVAR - 4 Ridge Way TN8 6AR

Variation of condition 9 of 23/01686/FUL to Demolition of existing dwelling; erection of three pairs of two-storey semidetached houses with roof accommodation; provision of three new access points and 12 parking spaces with an amendment to the obscure glazing at west elevations.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMSQARBKKBW00>

6.3 **24/02921/MMA - Park Field Hilders Lane TN8 6LD**

Amendment to 22/01006/FUL to Reduce size of approved basement. Alteration to fenestration. Provision of 'bridge' over approved lightwell. Provision of balcony on rear elevation of dwelling to serve master bedroom in roofspace. Changing pitch of approved dormer and for this to include a solar canopy over proposed balcony.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMFRB8BKK4X00>

7 **For Information**

7.1 **24/02973/WTPO - Willow Trees Crouch House Road TN8 5EH**

T1- Oak - to reduce crown by 30% (2m), thin by 10% and remove dead wood. T2 - Small adjacent Oak near road - to reduce by 1m.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMLBMIBKK9400>

8 **SDC Planning Decisions**

8.1 **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

Status: Refused

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

8.2 **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

Status: Refused

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

8.3 **24/02044/FUL - 35 High Street TN8 5AD**

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

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHQMP7BK0LO00>

8.4 **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.

Status: Granted

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

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

10 **Consultations**

11 **Other Planning Business**

11.1 **Your Station Your Community Improvement Fund 2025/26**

GTR has announced the 3rd round of Your Station Your Community improvement fund (YSYC) grant funding. – which opens for applications from 1st November 2024. The closing date for applications on 18th December 2024.

Would two members of the committee agree to act with the planning office to make an application.

 Annex 1: Station Partner Support Grants - application guide 2025-26.pdf


 Annex 2: Station Partner Support Grants - Your Station Your Community Improvement Fund (YSYC - CCIF) application form 2025-


 Annex 3: Project Budget Sheet YSYC 2025-26.pdf


11.2 **To ratify the installation of a white gate at the entrance to Crouch House Road**


Following the HIPs update on White Gates (Item 12.1 on Planning & Transportation Committee 21 October 2024), Kent Highways have provided details of the signage that could be installed at Main Road (Location 1) and Crouch House Road (Location 2).


Do Councillors ratify the location for the installation of a white gate at the entrance to Crouch House Road?


 Annex 4: Scheme 1 Location

 Annex 5: Scheme 1 Existing Signage

 Annex 6: Scheme 1 Proposed Signage / Gate

 Annex 7: Scheme 2 Location

 Annex 8: Scheme 2 Existing Signage

 Annex 9: Scheme 2 Proposed Signage / Gate

12 **Press Release**

13 **Date of Next Meeting 16th December 2024**