

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 3 February 2025 at 6:45 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
28 January 2025

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 13th January 2025 pg 2023/080-1-3**

 Planning and Transport | 13 January 2025 v.1 - Minutes (Pages 2023-080/1-3)

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.

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

Additional information in response to KCC Highways, KCC LLFA and Active Travel England comments

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

6.2 **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 at least 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 amend and a summary of the main changes are set out below:

Amended and updated illustrative masterplan - including updated Tree Protection Plan and Arboricultural Impact Assessment, Biodiversity Net Gain Assessment and Calculation, Landscape Visual Impact Assessment and Landscape Masterplan, Transport Assessment, Flood Risk Assessment and Drainage Strategy and Agricultural Land Survey.

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

6.3 **25/00174/KCCRG3 - Edenbridge Wastewater Treatment Works Skinners Lane Kent TN8 6LW**

The proposed installation, operation and decommissioning of a ground mounted solar photovoltaic (PV) array with associated infrastructure and biodiversity enhancement at Edenbridge Wastewater Treatment Works.

The above application for planning permission has been received by Kent County Council Planning Authority Department. Any observations that council may wish to make on the application need to be submitted to the County Planning Authority who will be formally considering the proposals. See attached. Sevenoaks District Council is also inviting comments and is published its site also.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQG679BK0L000>

6.4 **24/03199/FUL - Amberly Crouch House Road TN8 5EE**

Demolish existing house and build new house.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNO7GBBKKQT00>

6.5 **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.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGQ4NPBKHL000>

6.6 **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.

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

6.7 **24/03001/ADV - Edenbridge Town Council Car Park Market Yard Frantfield TN8 5BB**

Advertisement Consent for proposed archway, the wording EDENBRIDGE MARKET across the arch in lettering, There will be two dates either side 1227 when the market charter was issued and 2025 for the year the archway is installed.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMSQCSBK700>

6.8 **24/03431/CONVAR - Cherry Bryn Stick Hill TN8 5NJ**

Variation of condition 2 (Approved drawings), 3 (details of external materials) and 4 (details of the proposed foul water drainage systems) of 24/01741/FUL to Demolition of existing

dwelling, garage and store and erection of a replacement dwelling with amendment to amend plans to provide a new basement with changes to fenestration. Change materials condition and change the foul drainage condition.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSZ3WBKL8000>

7 **For Information**

- 7.1 **25/00046/DETAIL - Esso Londis Champion Filling Station Station Road TN8 6HL**
Details pursuant to condition 3 (ground contamination investigation and risk assessment) of 22/03054/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPS4STBKLH100>

- 7.2 **25/00086/DETAIL - Land South Of Yew Tree Farm Troy Lane TN8 6QL**
Details pursuant to condition 7 (Soft Landscaping Plan) of 22/01860/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ1E8XBKLLF00>

- 7.3 **25/00107/LDCPR - Shawms House 38 Stangrove Road TN8 5HT**
New proposed single storey flat roof rear extension to replace existing conservatory.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ38U4BKLLF00>

8 **SDC Planning Decisions**

- 8.1 **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.

Status: Granted

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

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

- 9.1 **24/03331/HOUSE - 48 Hever Road TN8 5DJ**
Demolition of existing outhouse to be replaced with a single-storey rear extension.

Recommendation: *Members supported this application subject to the Conservation Officer's approval.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA8YBKL1B00>

10 **Consultations**

- 10.1 **Kent & Medway Local Nature Recovery Strategy public consultation**
The Kent & Medway Local Nature Recovery Strategy public consultation will run until 12th March 2025. All consultation documents and the questionnaire can be found at [Kent and Medway Local Nature Recovery Strategy | Let's talk Kent](#)

Over the next couple of weeks there will be a number of online briefings to introduce the full

LNRS draft strategy – dates, themes and registration links are all below:

- For elected officials of all tiers of local government – 22nd Jan @ 7pm
<https://www.eventbrite.co.uk/e/1123553842789?aff=oddtcreator> and 27th @ 7pm
<https://www.eventbrite.co.uk/e/1123556641159?aff=oddtcreator>
- For community groups – 29th Jan @ 6pm
<https://www.eventbrite.co.uk/e/1123566290019?aff=oddtcreator>
- General – 3rd February @ 10am
<https://www.eventbrite.co.uk/e/1123568968029?aff=oddtcreator> and 4th
February @ 6pm <https://www.eventbrite.co.uk/e/1123569770429?aff=oddtcreator>

Consultation Events will also be held in Sevenoaks District at:

- Lullingstone Country Park – 8th February
- Sevenoaks Library – 4th March, from 10am
- Knockholt Farmers Market – date TBC

<https://www.makingspacefornaturekent.org.uk/>

11 **Other Planning Business**

11.1 **Street Name Consultation - The redevelopment of the site at Town Station Coal Yard, Station Approach, Edenbridge.**

The redevelopment of the site at Town Station Coal Yard involves the provision of 588sqm of Class E floorspace, 19 houses, 19 flats, car and cycle parking, new internal access road and amenity space and new pedestrian links to Greenfields and Grange Close, together with the refurbishment of the former listed goods building for Class E use.)

This application was granted on 3rd March 2023 and In accordance with the Sevenoaks DC Street Naming and Numbering Policy a list of potential names has been compiled (submitted by the developer for your consideration). We are now consulting Edenbridge Town Council for your views on the new names. You are welcome to submit your own for consideration also.

Banister Mews - The reason for this name Frederick Dale Banister MICE (15 March 1823 – 22 December 1897), was an English civil engineer, best known for his 35 years as the Chief Engineer of the London, Brighton and South Coast Railway (LB&SCR).[1] This gentlemen was responsible for the building of the railway into Edenbridge.

A map of the layout of the new road is attached for your reference.

There are a few key requirements on the potential choice of road names, in order to comply with national address standards (BS 7666):

- The names chosen must not be similar to road names already in use in the general area, to avoid potential confusion for the emergency services and deliveries.
- The names of living people will not be used.

12 **Press Release**

13 **Date of Next Meeting 17th February 2025**