

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 10 March 2025 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
5 March 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 17th February 2025 p2023-086/01-04**

 Planning and Transport | 17 February 2025 v.1 - Minutes (Pages 2023-086/1-4)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **24/03454/FUL - The Swan Swan Lane Edenbridge TN8 6BA**

New pergola to rear garden and new festoon lighting to front seating area.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPOCTABKL9X00>


6.2 **25/00451/LDCEX - The Old Dairy Shernden Oast House Shernden Lane Marsh Green Edenbridge TN8 5PS**

Lawful development certificate for the revision to boundary of residential curtilage, and retention of stable building in breach of Condition 7 of SE/99/02281

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRU8NUBKMC000>

6.3 **25/00480/MMA - Headley 85 Lingfield Road Edenbridge TN8 5DY**

Amendment to 23/03302/HOUSE to improve the aesthetics of the outbuilding and to link it to the house in terms of materials used with little ongoing maintenance. Allow the materials to change from rendered walls to clad walls with the front facing the house to be parklex prodema engineered wood vertical cladding and the side and rear walls facing the boundary to be cedar composite cladding that is of improved fire resistant materials.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRW3B0BKMD700>

- 6.4 **24/01760/HOUSE - One Oak Little Browns Lane Edenbridge TN8 6LJ**
Demolition of a derelict garage to be replaced with new garage with Annexe above with dormer. Associated external works.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG5R95BKHC00>
- 6.5 **25/00533/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Reserved matters (Access, Appearance, Landscaping, Layout, Scale) for Plot 9 pursuant to condition 4 of 24/02782/CONVAR - 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=SS769WBKMH00>
- 6.6 **24/03421/FUL - Medhurst Farmyard Pootings Road Crockham Hill TN8 6SF**
Adaptation and conversion of agricultural buildings into 7no. dwellings with associated parking, amenity space and landscaping.
- This application has now been amended, and a summary of the main changes are set out below:**
- An ecology note has been provided in response to KCC Ecology's comments.**
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSY60BKL7G00>

7 **For Information**

- 7.1 **25/00358/PAC - 1 Church Street Edenbridge TN8 5BD**
Prior notification for a change of use from Commercial, Business and Service (Use Class E) to mixed use including up to two flats (Use Class C3). This application is made under Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRH8QEBKM5900>

8 **SDC Planning Decisions**

- 8.1 **24/03087/FUL - Cranbrook House 40 High Street Edenbridge TN8 5AJ**
Replacement windows to front elevation of the first/second floor maisonette above the shop.
Status: Refused
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN5Q0BBKKIG00>
- 8.2 **24/03323/HOUSE - 6 Goodwin Close Edenbridge TN8 5PZ**
Proposed detached garage, extended driveway, alterations to landscaping.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOCA51BKL0V00>
- 8.3 **24/03169/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**
Reserved matters (layout, scale, access, appearance and landscaping) for Plot 10 pursuant to condition 4 of 23/02261/HYB (Outline application phases 3b-3g for the erection of 6 self-build dwellings (plots 3, 6, 7, 8, 9 and 10) with all matters reserved.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNKIBUBKKOS00>

8.4 **24/01852/FUL - Dominos Pizza 65A High Street Edenbridge 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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGQ4NPBKHLY00>

8.5 **24/01853/LBCALT - Dominos Pizza 65A High Street Edenbridge 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.

Status: Granted

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

8.6 **24/03001/ADV - Edenbridge Town Council Car Park Market Yard Frantfield Edenbridge 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.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMSQCSBKKC700>

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

9.1 **25/00367/REM - Hilders Farm Hilders Lane Edenbridge TN8 6LE**

Reserved matters (Access, Appearance, Landscaping, Layout, Scale) pursuant to condition 4 of 24/02782/CONVAR - 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.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRH8VGBKM5S00>

10 **Consultations**

11 **Other Planning Business**

12 **Transportation**

12.1 **Update on the Highways Improvement Plan (HIP)**

A meeting was held with a representative of KCC to discuss items on the Highways Improvement Plan (HIP).

A report will be circulated separately and reported at the meeting.

12.2 **Portable Speed Indicator Device (SID) report**

The portable SID has been out and about in the town rotating around the five approved sites.

Data has been downloaded and is yet to be presented in a summary format. This is now likely to be for a future meeting, but discussion can take place at the meeting.

12.3 **Railway Information**

The Planning Officer is in correspondence with GTR regarding accessibility at the Edenbridge Station. They have agreed to add this to their ideas list for 25/26 but have said that it might be difficult to justify in terms of cost and station usage.

A report of disruptive behaviour of children at the station is currently with Kent Police..

12.4 **Highways Maintenance**

Reports should be made on KCC's website www.kent.gov.uk - Report a Problem - Roads and Travel.

A meeting with the Highways Manager for Sevenoaks network is due take place with several maintenance matters to be raised.

Do Members have any questions or additions to the outstanding maintenance list for the meeting?

12.5 **Speed Awareness**

Speedwatch data since 21st October to date:

	Speeding	Number of Cars
Swan Lane	0	213
High Road at Fairmead	9	261
Main Road at Lidl	0	263
Four Elms Road	3	242
Total	12	979

12.6 **Buses**

The town's bus timetables remain the unchanged. Copies are always available in the office.

13 **Press Release**

14 **Date of Next Meeting 7th April 2025**