

MINUTES of the Meeting of the PLANNING COMMITTEE, held in RICKARDS HALL on Monday 22 November 2021 at 7.37 pm

Present: Cllrs J Aldridge (Vice-Chairman), A Baker, S Compton, M Gemmell Smith, V Jennings, A Layland (Chairman), N Lloyd, M McArthur, S McGregor, A Read, and B Todd.

In attendance: Town Clerk, no members of the public and no members of the press.

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllr Sumner.

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None.

Meeting closed 19.38

3. PUBLIC QUESTIONS

None.

Meeting opened 19.38

4. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING AND TRANSPORTATION COMMITTEE MEETING HELD ON [01 November 2021](#)

Resolved: the minutes of the Planning and Transportation Committee held on 01 November be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 9617 to 9623.

5. MATTERS ARISING NOT COVERED ELSEWHERE

None.

6. PLANNING APPLICATIONS TO BE CONSIDERED

6.1 File No: [21/03526/FUL](#)

Site: Tonys Corner Shop 18 Cedar Drive Edenbridge KENT TN8 5JL

Description: Provision of a temporary shop unit to be used in lieu of the existing for a period of 3 years.

Recommendation: *Members supported this application.*

Members raised the following concerns and ask the officer to consider:

- *The suitability of the container*
 - *Inadequate size for shop*
 - *Working conditions and temperature*
 - *Unightly*

6.2 File No: [21/03601/HOUSE](#)

Site: 34 Forge Croft Edenbridge KENT TN8 5BW

Description: Single storey side extension with two faux pitches to the front and rear. Flat area in the middle of the pitches with two roof lights

Recommendation: *Members supported this application.*

6.3 File No: [21/03578/WTCA](#)
Site: **Waterside 128 High Street Edenbridge KENT TN8 5AY**
Description: T1- Holly with the crown spread of 8m to be re-pollarded to previous cut points

Recommendation: *Members supported this application.*

6.4 File No: [21/03568/WTPO](#)
Site: **26 Greshams Way Edenbridge KENT TN8 5NY**
Description: works to trees

Recommendation: *Members supported this application.*

6.5 File no: [21/03693/DIVERT](#)
Site: **Land Between 70 And 72 Cedar Drive Edenbridge KENT**
Description: Proposed diversion of a Public Footpath SR602 (Edenbridge).
KCC PROWS also seeking views.

Recommendation: *Members supported this application.*

6.6 File No: **21/03704/HOUSE**
Site: **4 Victoria Close Edenbridge KENT TN8 5BT**
Description: Single storey rear extension, garage conversion to habitable room

Recommendation: *Members supported this application.*

6.7 File No: [21/02889/FUL](#)
Site: **Land South West Of Gaywood Lodge Gaywood Farm Hole Lane Edenbridge KENT TN8 6SL**
Description: Installation of 6no. glamping pods, access, drainage and landscaping works

Recommendation: *Members objected to this application.*

The following was noted:

- *The Forestry Report opposed the application due to damage to the Ancient Woodland*
- *Over development in the Green Belt*
- *The planning and landscape statement reference Hoath House – this application cannot be compared to this. Hoath House has a limited period of 5-years and is dismantled for 17 weeks of each year to help allow the ground to recover*
- *Hole Lane is not fully well maintained*

6.8 File No: [21/03474/FUL](#)
Site: **Oast Farm Lydens Lane Hever KENT TN8 7EP**
Description: Conversion of redundant Agricultural barns to 6 residential dwelling houses.

Recommendation: *Members supported this application.*

6.9 File No: [21/03656/HOUSE](#)
Site: **Marloaks 5 Highfields Road Edenbridge KENT TN8 6JN**
Description: Demolition of existing conservatory with creation of a single storey rear extension with rooflights.

Recommendation: *Members supported this application.*

6.10 File No: [21/03681/HOUSE](#)

Site: 29 Hever Road Edenbridge KENT TN8 5DH

Description: Erection of garden room

Recommendation: *Members supported this application.*

7. INFORMATION

7.1 File No: [21/03539/LDCPR](#)

Site: Blacksmiths Lodge Forge Croft Edenbridge KENT TN8 5BW

Description: Hip-to-gable roof alteration and addition of a rear dormer.

7.2 File No: [21/03718/DETAIL](#)

Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG

Description: Details pursuant to condition 7 (construction and construction transport management plan) of 21/01298/FUL.

7.3 File No: [21/03691/DETAIL](#)

Site: Land North West Of Junction With St Johns Way Station Road Edenbridge KENT TN8 6HL

Description: Details pursuant to condition 5 (remediation strategy) of planning /03791/CONVAR

7.4 File No: [21/03677/NMA](#)

Site: 71 - 73 High Street Edenbridge KENT TN8 5AL

Description: Non material amendment to 21/01772/FUL.

7.5 File No: [21/03721/DETAIL](#)

Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG

Description: Details pursuant to condition 12 (enhance biodiversity) of 21/01298/FUL.

7.6 File No: [21/03720/DETAIL](#)

Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG

Description: Details pursuant to condition 11 (sewage drainage system) of 21/01298/FUL.

7.7 File No: [21/03683/DETAIL](#)

Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG

Description: Details pursuant to condition 3 (materials) of 21/01298/FUL.

7.8 File No: [21/03715/DETAIL](#)

Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG

Description: Details pursuant to condition 4 (hard and soft landscaping) of 21/01298/FUL.

7.9 File No: [21/03716/DETAIL](#)

Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG

Description: Details pursuant to condition 5 (electric charging point) of 21/01298/FUL.

- 7.10 File No:** [21/03717/DETAIL](#)
Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG
Description:Details pursuant to condition 6 (lighting plan) of 21/01298/FUL.
- 7.11 File No:** [21/03719/DETAIL](#)
Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG
Description:Details pursuant to condition 8 (construction transport management plan) of 21/01298/FUL. | Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG
- 7.12 File No:** [21/03719/DETAIL](#)
Site: Land North West Of Round House Farm Bungalow Spode Lane Cowden KENT TN8 7HG
Description:Details pursuant to condition 8 (construction transport management plan) of 21/01298/FUL.
- 7.13 File No:** [21/03419/DETAIL](#)
Site: Roughets Spode Lane Cowden KENT TN8 7HH
Description:Details pursuant to condition 3 (materials) of 20/02469/FUL.
- 7.14 File No:** [21/03460/DETAIL](#)
Site: Roughets Spode Lane Cowden KENT TN8 7HH
Description:Details pursuant to condition 7 (soft and hard landscaping) of 20/02469/FUL.

Items 7.1-7.14 were noted.

8. SDC PLANNING DECISIONS

Planning decisions, as reported in the planning papers, were noted; items 8.1 – 8.7.

9. OTHER PLANNING BUSINESS

- 9.1 File No:** Appeal Ref: APP/G2245/W/21/3271595 ([19/02834/OUT](#))
Site: Kent and Surrey Golf and Country Club, Crouch House Road, Edenbridge TN8 5LQ
Description:Outline application for demolition of the existing golf clubhouse and hotel and erection of a continuing care retirement community (CCRC) for the elderly alongside a new golf clubhouse with hotel accommodation containing shared social, managerial and operational space to operate and service the continued golf course use and the CCRC with some matters reserved except for access. *The Appeal allowed decision is on the SDC planning portal*

To note: A letter has been sent to Tom Tugendhat MP expressing the Town Council's disappointment with this appeal decision.

Item 9.1 noted.

10. CONSULTATIONS

- 10.1 Sevenoaks District** [Community Plan consultation](#) – Closes 31 December 2021

Consultation was noted.

11. PRESS RELEASE

The letter to Tom Tugendhat MP re Appeal for Kent and Surrey Golf and Country Club, Crouch House Road, Edenbridge TN8 5LQ.

12. DATE OF NEXT MEETING – 13 December 2021

Meeting closed 20:04.

Two applications were considered outside the meeting due the timing for response and will be reported to the next meeting. Cllr Read left the room for application 21/03773.

21/03773/HOUSE 30 Forge Croft Edenbridge KENT TN8 5BW.

Proposal: Construction of single storey side extension

Recommendation: *Members supported this application.*

SE/21/03589/FUL Century Facades Ltd, Station Road Edenbridge KENT TN8 6HL.

Proposal Demolition of the existing commercial buildings and erection of one replacement B2 manufacturing facility with ancillary offices and storage.

Recommendation: *Members strongly supported this application.*