



# Edenbridge Town Council

Town Clerk: Caroline Leet



To: 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, S Sumner, and B Todd.

**Notice is hereby given of a PLANNING COMMITTEE Meeting of Edenbridge Town Council to be held in Rickards Hall on Monday 17 October 2022 at 7:30 pm. Members of the Committee are summoned to attend.**

Members of the public are welcome to attend. It would be helpful if you could advise the Town Clerk prior to attending (no later than 5.00 pm on the day) to help ensure Covid-19 guidelines are adhered to.

Town Clerk

12/10/2022

**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 9.00 am on the day of the meeting.**

*Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Town Clerk in advance so that appropriate arrangements can be made.*

## AGENDA

### 1. TO RECEIVE APOLOGIES FOR ABSENCE

### 2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

*The disclosure must include the nature of the interest. If an interest becomes apparent to a member during the course of a meeting that has not been disclosed under this item, the member must immediately disclose it.*

*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

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 AND TRANSPORTATION COMMITTEE MEETING HELD ON 26 SEPTEMBER 2022 Pages 9780 to 9782.

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**Office hours:** Monday – Friday 9.00am – 5.00pm **Tel:** (01732) 865368

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## 5. PLANNING APPLICATIONS TO BE CONSIDERED

- 5.1 **File No:** [22/01957/HOUSE](#)  
**Site:** 31 Coomb Field Edenbridge Kent TN8 5HZ  
**Description:** Revisions to the width of the porch during construction (in accordance with building inspectors directions; to avoid main drainage pipes at foundation level).

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

**The eaves of the proposed porch has been altered so that it no longer overhangs the neighbouring boundary.**

- 5.2 **File No:** [22/02539/HOUSE](#)  
**Site:** Meadlands Mead Road Edenbridge Kent TN8 5DD  
**Description:** To raise and alter roof at rear to create habitable space. Fenestration and internal alterations.

- 5.3 **File No:** [21/04202/FUL](#)  
**Site:** Medhurst Row Farm Prettymans Lane Edenbridge Kent TN8 6LX  
**Description:** Refurbishment works to agricultural barn.

**This application has now been amended, and a summary of the main changes**

**are set out below:**

**The applicant has submitted revised drawings and an updated heritage statement in response to consultee comments.**

- 5.4 **File No:** [22/02617/HOUSE](#)  
**Site:** Northlands Crouch House Road Edenbridge Kent TN8 5LQ  
**Description:** Swimming Pool.

- 5.5 **File No:** [22/02353/MMA](#)  
**Site:** Tonys Corner Shop 18 Cedar Drive Edenbridge Kent TN8 5JL  
**Description:** Amendment to [21/02825/FUL](#)

- 5.6 **File No:** [22/02521/HOUSE](#)  
**Site:** The Old Coach House Hilders Lane Edenbridge Kent TN8 6LG  
**Description:** Erection of a front porch and single storey replacement extension to the rear.

- 5.7 **File No:** [22/02410/FUL](#)  
**Site:** Jewson Ltd Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP  
**Description:** Demolition of all existing buildings with the exception of the listed former goods building and the redevelopment of the site through the provision of 622 sqm 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.

- 5.8 **File No:** [22/02411/LBCALT](#)  
**Site:** Jewson Ltd Town Station Coal Yard Station Approach Edenbridge Kent TN8 5LP  
**Description:** Demolition of all existing buildings with the exception of the listed former

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goods building and the redevelopment of the site through the provision of 622sqm 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.

- 5.9 **File No:** [22/02071/FUL](#)  
**Site:** 35A High Street Edenbridge Kent TN8 5AD  
**Description:** Convert office space over shop into 2 bed flat at first floor level including proposed loft conversion and dormers.

**This application was previously invalid and therefore was not under consideration. This application has been re-validated and is pending consideration.**

**A summary of the main changes are set out below;**

**Amended documentation**

## 6. INFORMATION ONLY

- 6.1 **File No:** [22/02565/DETAIL](#)  
**Site:** Land East Of Bray Road Four Elms Road Edenbridge Kent TN8 6FY  
**Description:** Details pursuant to condition 4(i) (BREEAM minimum rating) of 19/01682/FUL.

- 6.2 **File No:** 22/01928/HOUSE – can no longer be viewed  
**Site:** 14 Coomb Field Edenbridge Kent TN8 5HL  
**Description:** Loft conversion with a rear dormer and roof lights to the front elevation.

**This application is no longer valid and therefore not currently under consideration. A summary of the invalid reason(s) are set out below:**

**The proposed dormer overhangs the neighbouring property. Certificate B is required, in that this neighbour is served notice.**

- 6.3 **File No:** [22/02530/WTCA](#)  
**Site:** Eden Cottage Mill Hill Edenbridge Kent TN8 5BU  
**Description:** Remove a diseased quince tree at the bottom of garden and replace with a mature willow tree. Thin magnolia tree by 20%.

- 6.4 **File No:** [22/02713/WTPO](#)  
**Site:** 17 Moles Mead Edenbridge Kent TN8 5RG  
**Description:** T1) Mature Oak - remove lowest limb growing towards road. Crown lift tree to 5.2 metres above ground level. Reduce back from property 2 metres to clear. General maintenance.

## 7. SDC PLANNING DECISIONS – see attached

## 8. PLANNING APPLICATIONS CONSIDERED OUTSIDE OF A MEETING

- 8.1 **File No:** [22/01834/HOUSE](#)  
**Site:** Shernden Manor Shernden Lane Marsh Green Edenbridge Kent TN8 5PS  
**Description:** Demolition of covered porch. Erection of a single storey rear and side extension. Roof alterations to facilitate new dormer to the rear.

**RECOMMENDATION:** *Members supported this application.*

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- 8.2**    **File No:**            [22/01835/LBCALT](#)  
**Site:**                    **Shernden Manor Shernden Lane Marsh Green Edenbridge Kent TN8 5PS**  
**Description:**        Demolition of covered porch. Erection of a single storey rear and side extension. Roof alterations to facilitate new dormer to the rear.

**RECOMMENDATION:**    *Members supported this application.*

- 8.3**    **File No:**            [22/01836/LBCALT](#)  
**Site:**                    **Shernden Manor Shernden Lane Marsh Green Edenbridge Kent TN8 5PS**  
**Description:**        Replace an existing roof light with a dormer window. Insertion of a conservation roof light to the east elevation. Single storey side extension.

**RECOMMENDATION:**    *Members supported this application.*

- 8.4**    **File No:**            [22/02443/FUL](#)  
**Site:**                    **Formerly The Star Inn 130 High Street Edenbridge Kent TN8 5AY**  
**Description:**        Conversion of existing building to 2 dwellings.

**RECOMMENDATION:**    *Members supported this application.*

- 8.5**    **File No:**            [22/02446/FUL](#)  
**Site:**                    **Shefts Croft Mill Hill Edenbridge Kent TN8 5DB**  
**Description:**        Two storey extension to existing building, known as The Stables, with conversion into a "Cat Clinic" for ancillary use to the main Veterinary Practice. Roof and fenestration alterations.

**RECOMMENDATION:**    *Members supported this application.*

## **9. ANY OTHER PLANNING MATTERS**

None.

## **10. CONSULTATIONS**

### **10.1 Sevenoaks District Council Local Plan**

Sevenoaks District Council is currently preparing a Local Plan for the Sevenoaks District. The Local Plan will cover the period up to 2040 and is being issued for Regulation 18 consultation, which requires the Local Authority to invite representations on what the Local Plan ought to contain. The consultation period is proposed to run for 8 weeks from 16 November 2022 until 11 January 2023.

## **11. PRESS RELEASE**

## **12. DATE OF NEXT MEETING – 7 NOVEMBER 2022**

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## 7. SDC PLANNING DECISIONS

- 7.1 **File No:** [22/02144/HOUSE](#)  
**Site:** **Eden Park Hartfield Road Edenbridge**  
**Description:** Demolition of existing single storey extension and erection of replacement single storey extension, with rooflights. Create balcony from existing side bay window. New patio area, associated landscaping and alterations to fenestration.
- DECISION:** **GRANTED**
- 7.2 **File No:** **22/01114/MMA**  
**Site:** **Gabriels Farm House Mill Hill Edenbridge**  
**Description:** Minor material amendment to 21/02073/MMA related to 20/00188/FUL to demolish ex garage/games room and detached garage, sub divide the land with new separating fence with new three-bedroom dwelling.
- DECISION:** **GRANTED**
- 7.3 **File No:** [22/01699/FUL](#)  
**Site:** **83 High Street Edenbridge Kent**  
**Description:** Subdivision of existing commercial unit to form a self-contained commercial unit to the rear. Replacement of existing window with a new door and window to form a separate ground floor entrance to the existing first floor flat.
- DECISION:** **GRANTED**
- 7.4 **File No:** [22/02118/HOUSE](#)  
**Site:** **Walnut Tree Cottage Stick Hill Edenbridge**  
**Description:** Demolition of existing car port, erection of new two storey side extension, single storey rear conservatory and new stand alone double garage.
- DECISION:** **REFUSED**