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MINUTES of the Meeting of the PLANNING COMMITTEE, held in RICKARDS HALL on Monday 17 October 2022 at 7.30 pm

Present:, Cllrs S Compton, M Gemmell Smith, V Jennings, A Layland (Chairman), N Lloyd, M McArthur, S McGregor, A Read and S Sumner.

In attendance: Town Clerk, Planning Officer, 16 members of the public and no members of the press.

Meeting opened 19.30

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted, and accepted from Cllr Aldridge, Cllr Baker and Cllr Todd.

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None

Meeting closed 19.34.

3. PUBLIC QUESTIONS

A member of the public stated that multiple properties in Greenfield and Grange Close were suffering from subsidence issues. Any disturbance on the bank, especially the removal of trees and excavations for the long ramp into Greenfield could only serve to cause further disturbance to the ground and substrate which would impact on properties in Greenfield.

A second member of the public said that this application would cause problems with loss of trees and the possible subsidence of properties nearby. There had been historical parking problems in Greenfield and Grange Close. Multiple commuters already parked at the top of Greenfield since parking restrictions were introduced in Grange Close. Parents already parked in Greenfield at the start and end of school times and more residents had cars parked in the road now.

A third member of the public agreed with the previous person's comments and said that multiple houses in Greenfield had subsided and that they were worried about disturbance to the bank. They went on to say that the long ramp into Greenfield would serve no purpose as pedestrians would need to walk to the station to get access to the ramp which was no better than the existing access to the high street. They said that vandalism was a problem and reversing cars, and cars turning around, illegal scooter and bicycles could cause collisions. Parents parked for access to school and use the turning circle in Greenfield to go back. Stations users park in the road to avoid paying the charges.

A fourth member of public feared that the pedestrian access would be pivotal to an increase in anti-social behaviour which was already prevalent in Grange Close and wanted to know what measures the Developer would take to address these problems.

A fifth member of public said they had created a yardage analysis of the access to the High Street and had found that the steps and path on the application show no benefit to pedestrians as they would walk 100 yards less than they do now, saving perhaps one minute.

It was agreed by the Committee that items 5.7 and 5.8 on the Agenda would be brought forward so that members of the public could hear the members' comments.

4. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 SEPTEMBER 2022

Resolved: the minutes of the Planning Committee held on 26 September 2022 be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 9780-9782.

5. PLANNING APPLICATIONS TO BE CONSIDERED

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.

Recommendation: *Members objected to this application.*

Members commented that the application made insufficient provision for parking and that they share residents' concern that 41 spaces were not sufficient for 38 dwellings. Members suggested that perhaps parking restrictions should be applied in Greenfield and asked why staircase access to the high street was needed. The Design of the buildings is out of keeping with the area.

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 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.

Recommendation: *Members objected to this application.*

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 had 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.

Recommendation: *Members object to this application.*

The dormer window is out of character with the area and interferes with the street scene.

Members noted that the existing structure encroaches on the neighbouring property – is too large and overshadowing.

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- 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.

Recommendation: *Members object to this application.*

Members commented that the dormer window is out of character with the area and interferes with the street scene.

- 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.

Recommendation: *Members supported this application.*

Members wished to repeat that they would want to see reports from the Conservation officer, the Ecological Officer and the Heritage Officer.

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

Recommendation: *Members supported this application.*

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

Recommendation: *Members supported this application.*

- 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.

Recommendation: *Members supported this application.*

- 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 had been re-validated and is pending consideration.

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

Recommendation: *Members supported this application.*

6. INFORMATION ONLY

Items 6.1 to 6.4 were noted.

7. SDC PLANNING DECISIONS

Items 7.1 to 7.4 were noted.

8. PLANNING APPLICATIONS CONSIDERED OUTSIDE OF A MEETING

Items 8.1 to 8.5 were noted.

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.

Cllr McArthur commented that this had been discussed at Cabinet last week. Cllr McArthur stated the document provides only a very short window in which comments can be made and that it contains undeliverable items and misrepresents what the Council wants for the Town.

It was agreed that a request will be made to Sevenoaks district council to discuss the concerns and objections of our members

11. PRESS RELEASE

None.

13. DATE OF NEXT MEETING – 7 NOVEMBER 2022

Meeting closed 20.16