



# 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 21 November 2022 at 7:30 pm. Members of the Committee are summoned to attend.**

Members of the public are welcome to attend.

Town Clerk

16/11/2022

**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 COMMITTEE MEETING HELD ON [7 NOVEMBER 2022](#)

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**Council offices:** Doggetts Barn, 72A High Street, Edenbridge, Kent TN8 5AR

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

**Email:** [townclerk@edenbridgetowncouncil.gov.uk](mailto:townclerk@edenbridgetowncouncil.gov.uk) **Web:** [www.edenbridgetowncouncil.gov.uk](http://www.edenbridgetowncouncil.gov.uk)

## 5. PLANNING APPLICATIONS TO BE CONSIDERED

- 5.1 File No:** [22/02915/HOUSE](#)  
**Site:** **70 Ridge Way Edenbridge Kent TN8 6AP**  
**Description:** Conversion of an integral garage to form a study/playroom, the replacement of a conservatory with a single-storey rear extension and reconfiguration of ground floor space.
- 5.2 File No:** [22/02884/FUL](#)  
**Site:** **The King And Queen 81 High Street Edenbridge Kent TN8 5AU**  
**Description:** Ground and first floor extensions. Removal of the existing flat roof to the rear and the construction of a new flat roof. Raising of the roof to the rear. Conversion in part of the existing building to form 3no. dwellings. Minor alterations to the external landscaping and existing fenestration.
- 5.3 File No:** [22/02885/LBCALT](#)  
**Site:** **The King And Queen 81 High Street Edenbridge Kent TN8 5AU**  
**Description:** Ground and first floor extensions. Removal of the existing flat roof to the rear and the construction of a new flat roof. Raising of the roof to the rear. Conversion in part of the existing building to form 3no. dwellings. Minor alterations to the external landscaping and existing fenestration.
- 5.4 File No:** [22/02926/CONVAR](#)  
**Site:** **Brookfields Hever Road Edenbridge Kent TN8 7LD**  
**Description:** Removal of condition 8 (permitted development rights) of 21/01300/FUL.
- 5.5 File No:** [22/02916/FUL](#)  
**Site:** **Doggettes Cottage 1 Lingfield Road Edenbridge Kent TN8 5DR**  
**Description:** Demolition of existing buildings and erection of a pair of semi-detached Houses.
- 5.6 File No:** [22/02463/CONVAR](#)  
**Site:** **The View School Former Edenbridge Library Church Street Edenbridge Kent TN8 5BD**  
**Description:** Variation of condition 4 and 6 of 14/02950/FUL to: Proposed extension to form boiler house/store. New external door to East elevation, formation of new entrance door (West); roof lights; air conditioning unit to North elevation; external free-standing lighting; fencing and trellis; summer house, play equipment and bench; bicycle stand; artificial play surfaces. with amendment to parking bays and approved plans.
- 5.7 File No:** [22/03015/FUL](#)  
**Site:** **Montys Motorcycles 132 High Street Edenbridge Kent TN8 5AY**  
**Description:** Conversion of existing shop to 1 no. residential dwelling
- 5.8 File No:** [22/03026/HOUSE](#)  
**Site:** **13 Westways Edenbridge Kent TN8 6AA**  
**Description:** Part two storey rear extension and part single storey side / rear extension.
- 5.9 File No:** [22/02892/FUL](#)  
**Site:** **Old Barn Farm Os Field 5066 Stanfords End Lydens Lane Hever Kent**  
**Description:** Erection of a shed

## 6. INFORMATION ONLY

- 6.1     **File No:**        [22/02086/FUL](#)  
          **Site:**             **Apex House Main Road Edenbridge Kent TN8 6HZ**  
          **Description:**   Conversion of two outbuildings into residential C3 use, including introduction of mezzanine floors, new windows, doors and roof lights. Creation of new purpose built bin store for wider Apex House site. Demolition of bin and cycle stores. Alterations to car parking. **Further amended parking layout to ensure all spaces meet minimum requirements.**
- 6.2     **File No:**        [22/02920/WTPO](#)  
          **Site:**             **42 Wellingtonia Way, Edenbridge Kent TN8 5RE**  
          **Description:**   Tree T1 – Hornbeam – Reduce branches on eastern side of tree to give 3m clearance to house

## 7. SDC PLANNING DECISIONS – see attached

## 8. APPEALS NOTIFICATION – none

## 9. ANY OTHER PLANNING MATTERS

## 10. CONSULTATIONS

10.1 [Kent Country Parks Strategy 2023-2028](#) - Consultation closes 12 December 2022

10.2 [Sevenoaks District Council Local Plan 2040 - Reg. 18](#) – Consultation 16 November to 11 January 2023.

10.2.1 To consider engaging an external Consultant to assist response to the Local Plan Reg 18 consultation?

8.3 [Boundary Commission for England 2023 Boundary Review](#) – closing date 5 December 2022

## 11. PRESS RELEASE

## 12. DATE OF NEXT MEETING – 12 DECEMBER 2022

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## 7. SDC PLANNING DECISIONS

7.1 File No: [22/02378/FUL](#)

Site: **Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge Kent TN8 5QL**

Description: Change of use of the existing stables into a dwelling with an extension to the rear.

DECISION: **GRANTED**

7.2 File No: [22/02624/HOUSE](#)

Site: **6 Crouch House Cottages Crouch House Road Edenbridge Kent TN8 5LH**

Description: Single storey wraparound extension with porch. Roof lights and alterations to fenestration.

DECISION: **WITHDRAWN**

7.3 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.

DECISION: **REFUSED**

7.4 File No: [22/02443/FUL](#)

Site: **Formerly The Star Inn 130 High Street Edenbridge Edenbridge Kent TN8 5AY**

Description: Conversion of existing building to 2 dwellings.

DECISION: **GRANTED**

7.5 File No: [22/02446/FUL](#)

Site: **Shefts Croft Mill Hill Edenbridge**

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.

DECISION: **GRANTED**

### APPEALS

7.6 File No: [20/02505/REM](#) - Appeal Ref: **APP/G2245/W/21/3288095**

Site: **Headley, 85 Lingfield Road, Edenbridge, TN8 5DY**

Description: Reserved matters (Access, Appearance, Landscaping, Layout, Scale) pursuant to condition no's 1, 3 (a-e), 4, 5, 6, 8 and 9 of 20/02024/OUT (Outline application for demolition of existing bungalow and construction of new dwelling with some matters reserved.

DECISION: **THE APPEAL IS DISMISSED**

**7.7 File No:** [\*\*21/01383/FUL\*\*](#)- Appeal Ref: APP/G2245/W/21/3289140  
**Site:** Land west of Ashcombe, Hilders Lane, Edenbridge, TN8 6LD  
**Description:** The development proposed is erection of stable building comprising 2 stables, tractor/hay store, hard feed store and tack room.

**DECISION:** THE APPEAL IS ALLOWED, and planning permission is granted for erection of stable building comprising 2 stables, tractor/hay store, hard feed store and tack room at Land west of Ashcombe, Hilders Lane, Edenbridge, TN8 6LD in accordance with the terms of the application, Ref 21/01383/FUL, dated 4 May 2021, subject to the conditions set out in the attached schedule.