

**MINUTES of the Meeting of PLANNING COMMITTEE, held in Rickards Hall on Monday 21 November 2022, at 7.30 pm.**

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

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 Cllrs Baker, Sumner and Todd.

**2. DECLARATIONS OF INTERESTS OR PREDETERMINATION**

None.

*19:32 Meeting was adjourned for agenda item 3.*

**3. PUBLIC QUESTIONS AND STATEMENTS**

None.

*19:32 Meeting was reconvened.*

**4. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON [7 NOVEMBER 2022](#)**

**Resolved:** that the minutes of the Planning Committee meeting held on 07 November 2022 be duly signed by the Chair of the meeting as a true and accurate record of the meeting; pages 9805-9807.

**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.

**Recommendation:** *Members supported this application.*

**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.

**Recommendation:** *Members objected to this application.*

*Members noted the size of the flats with the single person apartment 40sqm, yet with a double bed - the minimum requirements should then be 50sqm.  
There was also no parking provided.*

**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.

**Recommendation:** *Members objected to this application.*

*Members noted the size of the flats were small, with the single person apartment 40sqm, yet with a double bed - the minimum requirement for two persons is 50sqm.  
There was also no parking provided.*

**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.

**Recommendation:** *Members objected this application; the condition reasons should be upheld.*

**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.

**Recommendation:** *Members supported this application, with the condition of opaque glass to windows facing the eastside which were overlooking Doggetts Barn rear courtyard area*

**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.

**Recommendation:** *Members supported this application.*

**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

**Recommendation:** *Members supported this application.*

*However, there were concerns with the parking (one shared space) and asked for this to be looked at.*

- 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.

**Recommendation:** *Members supported this application.*

- 5.9 File No:** [22/02892/FUL](#)  
**Site:** Old Barn Farm Os Field 5066 Stanfords End Lydens Lane Haver Kent  
**Description:** Erection of a shed

**Recommendation:** *Members supported this application. A condition of 'no further development' to protect the impact on the Green Belt.*

## 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

Items 6.1 and 6.2 were noted.

## 7. SDC PLANNING DECISIONS

Noted; 7.1-7.7 on the meeting papers.

## 8. APPEALS NOTIFICATION – none

## 9. ANY OTHER PLANNING MATTERS

None.

## 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?**

Members,

**Resolved:** to engage with an external planning professional for a view on the Regulation 18 Local Plan consultation, and to make recommendation to full Council to consider

a budget for external Consultant fees to assist with a response to the Local Plan on Local issues.

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

Consultations items 10.1-10.3 were noted.

**11. PRESS RELEASE**

None

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

Meeting closed at 19:53