



# 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 9 January 2023 at 7:30 pm. Members of the Committee are summoned to attend.**

Members of the public are welcome to attend.

Town Clerk

05/01/2023

**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 12 DECEMBER 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: [22/03197/FUL](#)  
Site: **4 Ridge Way Edenbridge Kent TN8 6AR**  
Description: Demolition of existing dwelling; erection of three pairs of two-storey semi-detached houses with roof accommodation; provision of three new access points and 12 parking spaces.  
**This application has now been amended, and a summary of the main changes are set out below;**  
**A SUDS report and landscaping details have been submitted based on the previous consultee comments received.**

## 6. INFORMATION ONLY

- 6.1 File No: [22/03468/AGRNOT](#)  
Site: **Land NW Of Old Barn Farm Os Field 5066 Stanfords End Lydens Lane Hever Kent**  
Description: Agricultural building.
- 6.2 File No: [SE/22/03470/DETAIL](#)  
Site: **Formerly The Star Inn 130 High Street Edenbridge Kent TN8 5AY**  
Description: Details pursuant to condition 4 (cycle parking) of 22/02443/FUL.
- 6.3 File No: [SE/22/03514/DETAIL](#)  
Site: **Formerly The Star Inn 130 High Street Edenbridge Kent TN8 5AY**  
Description: Details pursuant to condition 6 (electric vehicle charging points) of 22/02443/FUL.
- 6.4 File No: [SE/22/03515/DETAIL](#)  
Site: **Formerly The Star Inn 130 High Street Edenbridge Kent TN8 5AY**  
Description: Details pursuant to condition 9 (finished floor levels) of 22/02443/FUL.
- 6.5 File No: [SE/22/03516/DETAIL](#)  
Site: **Formerly The Star Inn 130 High Street Edenbridge Kent TN8 5AY**  
Description: Details pursuant to condition 10 (foul and surface water drainage) of 22/02443/FUL.

## 7. SDC PLANNING DECISIONS – see attached

## 8. APPEALS NOTIFICATION

- 8.1 Appeal by: **Mr Alan Fuller**  
Site: **Rough Close Swan Lane Edenbridge KENT TN8 6AJ**  
Nature: **Proposed construction of 1 new detached house, including new access road, fence and shed.**  
SDC Appeal Ref: **22/00075/RFPLN**  
Start Date: **13th December 2022**  
The Planning Inspectorate reference for this case is: **APP/G2245/W/22/3304519.**

## 9. ANY OTHER PLANNING MATTERS

- 9.1 Local Plan – Reg 18 consultation: **Feedback from the Working Group on its response to be submitted by 11<sup>th</sup> January 2023.**

## 10. PRESS RELEASE

## 11. DATE OF NEXT MEETING – 30 JANUARY 2023

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## 7. SDC PLANNING DECISIONS

- 7.1 **File No:** [22/02736/LBCALT](#)  
**Site:** **Skidders Skidders Lane Edenbridge Kent TN8 6LW**  
**Description:** Removal of non-load bearing walls in kitchen and bathroom, replace kitchen window with new doors in enlarged opening, replace 2 existing sliding doors with traditional doors, refurbishment of existing en-suite to include WC and formation of new en-suite shower room.
- DECISION:** **GRANTED**
- 7.2 **File No:** [22/02132/HOUSE](#)  
**Site:** **120 High Street Edenbridge Kent TN8 5AY**  
**Description:** Replacing timber sash windows with replica UPVC sash windows With wood grain finish. Changing paint colour from white to light grey.
- DECISION:** **GRANTED**
- 7.3 **File No:** [22/02086/FUL](#)  
**Site:** **Apex House Main Road Edenbridge 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.
- DECISION:** **GRANTED**
- 7.4 **File No:** [21/04202/FUL](#)  
**Site:** **Medhurst Row Farm Prettymans Lane Edenbridge TN8 6LX**  
**Description:** Refurbishment works to agricultural barn.
- DECISION:** **REFUSED**
- 7.5 **File No:** [22/02907/HOUSE](#)  
**Site:** **15 Coomb Field Edenbridge Kent TN8 5HL**  
**Description:** Erection of extension to the rear elevation. Infill of front porch.
- DECISION:** **GRANTED**
- 7.6 **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.
- DECISION:** **GRANTED**
- 7.7 **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.

**DECISION:** REFUSED

**7.8** **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.

**DECISION:** GRANTED

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

**DECISION:** GRANTED

**7.10** **File No:** [22/00550/FUL](#)  
**Site:** **Medhurst Row Farm Prettymans Lane Edenbridge TN8 6LX**  
**Description:** Change of use from agricultural use to two-bedroom dwelling house.

**DECISION:** REFUSED

**7.11** **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.

**DECISION:** REFUSED

**7.12** **File No:** [22/03107/HOUSE](#)  
**Site:** **29 Ridge Way Edenbridge Kent**  
**Description:** Single storey rear extension.

**DECISION:** GRANTED