



# 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 Wednesday 17 May 2023 at 8:00 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

12/05/2023

**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.*

## *Amendment to agenda – item 1 now Elections*

### AGENDA

#### 1. ELECTIONS

1.1 Election of Chairman of the Planning and Transportation Committee

1.2 Election of Vice-Chairman of the Planning Committee

#### 2. TO RECEIVE APOLOGIES FOR ABSENCE

#### 3. 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.*

#### 4. 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

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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)

time designated for public questions shall not exceed fifteen minutes unless directed by the Chairman of the meeting.

**5. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24 APRIL 2023 Pages 9911 to 9912.**

**6. PLANNING APPLICATIONS TO BE CONSIDERED**

- 6.1 File No:** [23/00925/FUL](#)  
**Site:** **Land Off Farmstead Drive Edenbridge Kent TN8 6DX**  
**Description:** Demolition of community hall and retail unit and the construction of 23 new residential units (Class C3) with associated vehicular and pedestrian access, car parking (23 spaces), cycle parking, refuse storage, landscaping, play area and construction of new community hall (Class F2(b)) and new retail unit (Class E), and construction of 4 new areas of car parking on Four Elms Road, Foxglove Close, Wayside Drive, and Field Drive (total 41 spaces).
- 6.2 File No:** [23/01115/HOUSE](#)  
**Site:** **Ashley Little Browns Lane Edenbridge Kent TN8 6LJ**  
**Description:** Construction of new detached garage with associated landscaping alterations.
- 6.3 File No:** [22/03361/HOUSE](#)  
**Site:** **1 Greybury Lane Marsh Green Edenbridge Kent TN8 5QP**  
**Description:** Demolition of existing garage, conservatory and rear single storey section of the house. Construction of part single storey/part 2 storey rear and side extension with roof lights. Relocation of front door and creation of porch. Alterations to fenestration.  
**This application has now been amended, and a summary of the main changes are set out below.**  
**A preliminary ecological appraisal has been submitted.**
- 6.4 File No:** [23/00580/FUL](#)  
**Site:** **Oxfam 34 High Street Edenbridge Kent TN8 5AJ**  
**Description:** **External alterations to provide new windows and doors.**  
  
**This application has now been amended, and a summary of the main changes are set out below; The existing and proposed elevations have been amended to reflect one another in relation to the neighbouring buildings.**
- 6.5 File No:** [23/01205/FUL](#)  
**Site:** **Newgraphic 127A High Street Edenbridge Kent TN8 5AX**  
**Description:** Change of use from A1 shop / retail to A4 micropub with reconfiguration of first floor to accommodate additional seating.
- 6.6 File No:** [23/01153/FUL](#)  
**Site:** **29 And 31 High Street Edenbridge Kent TN8 5AD**  
**Description:** Convert undercroft into shop space (wc and kitchen area) at 29 High Street. Replace existing timber windows and doors with new white aluminum glazing at 29 and 31 High Street.
- 6.7 File No:** **23/01041/HOUSE**  
**Site:** **Warren Cottage Hever Lane Hever Edenbridge Kent TN8 7ET**

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**Description:** Erection of carport with plant room and parking alteration. Proposed swimming pool. Proposed Ground Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.

## 7. INFORMATION ONLY

- 7.1 **File No:** [23/01125/WTPO](#)  
**Site:** 25 Albion Way Edenbridge Ke77777777nt TN8 6JQ  
**Description:** Felling of 1 Ash tree.
- 7.2 **File No:** [23/01116/LDCPR](#)  
**Site:** Ashley Little Browns Lane Edenbridge Kent TN8 6LJ  
**Description:** Single storey rear extension, side extension, porch and internal alterations. New rear amenity terrace.
- 7.3 **File No:** [23/01210/DETAIL](#)  
**Site:** Side Of 34 Park Avenue Edenbridge Kent TN8 5LB  
**Description:** Details pursuant to condition 9 (electrical charging point) of 19/00467/FUL
- 7.4 **File No:** [23/01090/LDCPR](#)  
**Site:** St Julians Swan Lane Edenbridge Kent TN8 6AJ  
**Description:** Ground floor hall extension and porch roof. Alteration to fenestration.
- 7.5 **File No:** [23/01041/HOUSE](#) (Adjoining Parish Application)  
**Site:** Warren Cottage Hever Lane Hever Edenbridge Kent TN8 7ET  
**Description:** Erection of carport with plant room and parking alteration. Proposed swimming pool. Proposed Ground Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.
- 7.6 **File No:** [23/00899/HOUSE](#)  
**Site:** The Limes Crown Road Edenbridge  
**Description:** Infill rear extension. Reconfiguration of ground floor space. Steps. Alterations to fenestration. New fence/wall. Removal of chimney. Alterations to roof.

## 8. SDC PLANNING DECISIONS

See attached.

## 9. APPEALS

- 9.1 **Appeal Ref:** APP/G2245/W/22/3293382  
**File No:** [21/02094/FUL](#)  
**Site:** Land off Hever Road, Edenbridge, Sevenoaks, Kent TN8 5DJ  
**Decision Date:** 2<sup>nd</sup> May 2023  
**DECISION:** DISMISSED

## 10. ANY OTHER PLANNING MATTERS

## 11. PLANNING APPLICATIONS CONSIDERED OUTSIDE OF A MEETING

- 11.1 **File No:** [23/01118/PAE](#)  
**Site:** Ashley Little Browns Lane Edenbridge Kent TN8 6LJ  
**Description:** Prior notification of a single storey rear extension which extends 8m beyond the rear wall of the original dwelling house with a maximum height of 3.98m and eaves height of 2.84m.

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

*Members commented that it was inappropriate to add a large extension to the property by prior notification. The size of the building would have an impact on the openness of the Greenbelt and would be incompatible with the street scene.*

**12. PRESS RELEASE**

**13. DATE OF NEXT MEETING – 5 JUNE 2023**