

To Councillors: J Aldridge (Chairman), A Baker, S Compton, M Gemmell Smith, A Layland, M McArthur, S McGregor (Vice-Chairman), A Read, B Todd.

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 26 June 2023 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. To obtain details about how to attend the meeting remotely, and if you wish to comment on an agenda item, please e-mail the Town Clerk by 26 June 2023 at 9.00 am

Town Clerk
21 June 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 the day of the meeting.

Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Clerk in advance so that appropriate arrangements can be made

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Meeting Papers & Report

1 **To Receive Apologies for Absence**

2 **Declaration of Interests or Predetermination, including interests not already registered**

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.

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3 **Public Questions and Statements**

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 and Sign the Minutes of The Planning and Transport Meeting held on 05 June 2023 (pages 2023-005/1-4)**

https://www.edenbridgetowncouncil.gov.uk/mc-events/planning-committee-49/?mc_id=769

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**

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.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RSYKO4BKKGZ00&activeTab=summary>

6.2 **23/01641/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**

Alterations to roof, replacement open porch with alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RW78HOBKM3Y00&activeTab=summary>

6.3 **23/01545/HOUSE - 45 Skeynes Road TN8 5HE**

Single-storey ground floor extension with rooflight. Alterations to roof. Landscaping. New patio.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVSFDTBKLVK00&activeTab=summary>

6.4 **23/01517/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**

Demolition of existing buildings and erection of a pair of semi-detached houses.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVL0N1BKLSG00&activeTab=summary>

6.5 **23/01612/FUL - Marlbridge House Enterprise Way TN8 6HF**

Erection of storage building, new car parking layout, porch canopy to Marlbridge House and new access.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVZTUWBKM0P00&activeTab=summary>

7 **For Information**

7.1 **23/01527/DETAIL - 35A High Street TN8 5AD**

Details pursuant to condition 4 (construction transport management plan) of 22/02071/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=RVM8TBBK0LO00&activeTab=summary>

8 **SDC Planning Decisions**

8.1 **23/00432/MMA - Apex House Main Road TN8 6HZ**

Amendment to 22/02086/FUL.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2XSGBKIYE00>

9 **Appeals**

9.1 **23/00026/RFPAE - Lambourne 32A Lingfield Road Edenbridge TN8 5DX**

Appeal In Progress

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?previousCaseType=Property&keyVal=RQYF60BK0MR00&previousCaseNumber=000PEZBKBU000&previousCaseUpnr=100061001838&activeTab=summary&previousKeyVal=000S0SBKLI000>

9.2 **Appeal Dismissed - Appeal ref: 22/00071/RFPLN and 22/00074/ENF Seven Acres Farm Hever Road, TN8 5DJ**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYTF0KBKGIZ00>

10 **Other Planning Business**

10.1 **To Consider if the Council should explore the potential of an Edenbridge Neighbourhood Plan**

Members are asked to consider if there is a need for the Town Council to prepare and produce a Neighbourhood Plan for Edenbridge. This would need significant financial and staffing resources, and producing a plan can take several years. There are grants available to apply for which can help towards consultants' costs and specialist reports, however, the Council would have to commit funds as well.

Examples of Neighbourhood Plan costs: Sevenoaks District Council £100,000 (adopted May 2023); Swanley Town Council £50,000 (up to its Reg 14 March 2023); Lingfield Parish Council £20,000 (getting up to Reg.14).

The Localism Act 2011 introduced the powers for neighbourhood planning. The general recommendation is that neighbourhood plans are reviewed every five years to remain valid. Should Members wish to explore further as a Council project it could be part of the Council's Visioning/Forward Plan, and would need any financial commitment included in any future budgets.

Do Members want an Edenbridge Neighbourhood Plan, and make recommendation to the Visioning/Forward Planning in September to consider as part of the Council's future projects and budgets?

11 **Consultations**

11.1 **Lingfield Neighbourhood Plan Regulation 14 Consultation 17 May to 28 June 2023**

Lingfield is situated to the South West of Edenbridge accessed via Haxted Road or Marsh Green Road. There are 15 development sites included in its site assessment, an initial look would indicate minimal impact for Edenbridge. However, Land off Lingfield Common Road (LIN 017), which leads on to Haxted Road was considered as not suitable. Land at the rear of Knights Mead (LIN 034) which has close to access to Lingfield Common Road/Haxted Road has an amber yes.

Do Members want to submit any comments?

<https://lingfield.info/downloads.php>

[Annex 1: LNP Consultation Leaflet 17 May 2023.pdf](#)

12 **Press Release**

13 **Date of Next Meeting** **17TH JULY 2023**

Lingfield Neighbourhood Plan



Public Consultation of the Plan

A neighbourhood plan sets out the vision and policies that will guide future development in the area it covers. It allows residents to shape the places in which they live by influencing where future development will go and what it will look like.

A neighbourhood plan cannot say no to housing, including on Green Belt sites.

If there are no sites included in this plan, the land around the village is open to speculative planning applications, which are unlikely to provide the infrastructure improvements needed. National Green Belt policies are not strong enough to prevent appeals for housing, even on Green Belt, as currently Tandridge is not able to show it has enough housing supply land.

This plan has identified sites where housing could be delivered.

Based on earlier public engagement, you have told us that you find some housing sites acceptable to meet our local needs. The sites included have been assessed as being able to deliver infrastructure, are in the most sustainable locations and have the least negative impact on the areas you wish to protect, including the Green Belt and the Conservation Area.

By including selected sites, a clear message is sent to a Planning Inspector that you are not saying **no to housing**, but you are telling them you have chosen **where** it should go and **what type** of housing is needed.

By positively allocating a few sites, that you have considered suitable, this Plan provides robust protection for the rest of the Green Belt where you have said you don't want development.

The Lingfield Neighbourhood Plan has now reached the first formal Public Consultation stage. If you have lived in Lingfield since 2014, you probably feel you have already been consulted many times, but this is the legal part where we collect your views and use them to help refine and amend the plan as necessary. The next stage is for Tandridge District Council to run a second higher level consultation, to allow us to consider further refinements, if needed. The final version will then be sent for examination by a Planning Inspector. They will then allow it to be put to a Lingfield Parish referendum, to approve the Plan.

A dedicated group of locals has worked voluntarily on the draft Plan throughout this period, consulting individuals and businesses regularly, all of which is confirmed in the supporting evidence.



The policies set out in the draft Plan have been crafted in response to issues raised in all those consultations, whilst recognising the need for controlled development. We cannot match individual views exactly – opinions vary – but we are confident that the policies in the Plan reflect the overall views of those who live, or run businesses, in Lingfield.

Once adopted, the Plan will allow sensible development in our village that reflects the identified needs for housing and infrastructure, whilst also protecting the character of our village and its surrounding countryside.



Public Consultation 17 May to 28 June 2023 www.lingfield.info

Lingfield Neighbourhood Plan

What Policies do we recommend?

Character and Heritage

Policies CH 1-4 are intended to protect the character of the area by ensuring that buildings are well designed and reflect the existing look and feel of the area. They aim to protect the important Conservation Area and the heritage assets that exist throughout Lingfield.

Environment and Climate Change

Policies EC 1-6 aim to reduce the risk of flooding and of damage when it occurs, to identify and preserve our green spaces and corridors and to “green” our streets and pathways. We encourage energy efficiency in new, existing and historic buildings.

Infrastructure and Development

Policies ID 1-5 are particularly important to the local community. They call for additional capacity at the surgery and the linking of development proposals with the ability of the surgery to meet the increased pressure. Development proposals should demonstrate how additional schooling needs will be met. We identify valuable community assets, the need for access to the countryside and improving pedestrian safety.

Local Economy

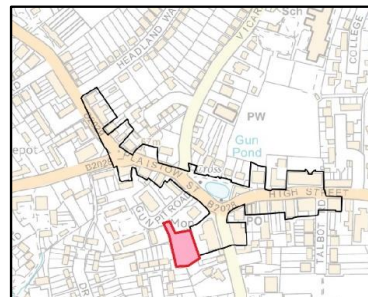
Policies LE 1-5 recognise the need for change in building use as demand changes and for sympathetic changes to shop fronts, advertisements and street furniture. We favour retention of Gun Pit Car Park. New developments should provide for suitable broadband connection.



The Conservation Area



Flooding near the station



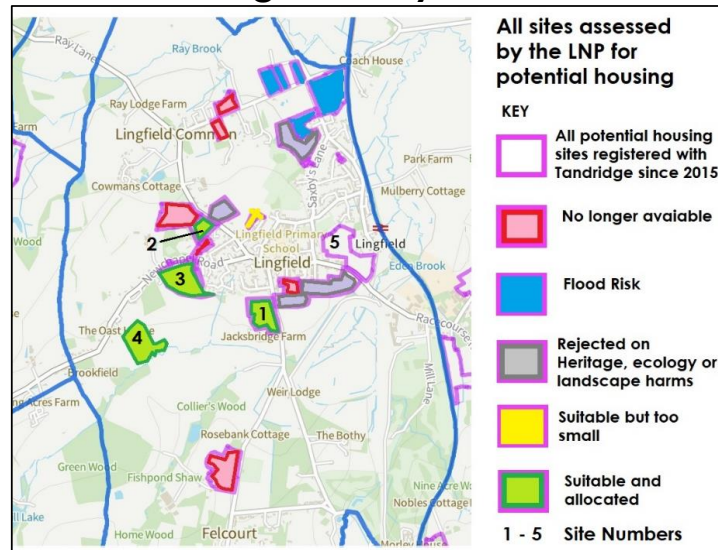
Commercial Centre & Gun Pit Car Park



Jenner's Field

Lingfield Neighbourhood Plan

Housing Delivery and Sites



Policies HD 1-4 recognise the need for additional sites for housing to meet different needs in the future. The policies set out our position on each of the main sites selected, having ruled out the other sites identified for consideration, which were found to be unsuitable on planning grounds. The *Policy HD5* is only included to acknowledge the site had been included as an allocation in the emerging Local Plan.

HD1/LNP1 Lingfield House. We support development of this site. It offers a significant contribution to age specific housing needs, whilst having only a modest visual impact and a limited effect on a small number of existing dwellings. The developer has offered to contribute to additional capacity for the surgery.

HD2/LNP2 Garth Farm. This is a brown field site where we support development of part of the site for a mixture of affordable family sized homes. It should also provide amenity space and an addition to biodiversity.

HD3/LNP3 Land to the southwest of Lingfield. This is a large and sensitive site. It offers the potential for a mixture of housing, including social rented, as well as a contribution to additional infrastructure needs. We support the site for well planned development, which reflects its important landscape setting.

HD4/LNP4 Pitts Barn. The proposal for this site is to provide land for self-build homes. Although it is some distance from the centre of the village, we support it as having potential for energy efficient homes, satisfying National Policy and bio-diversity enhancement.

HD5/LNP5 Star Fields. We oppose any development on this site. It is a highly sensitive site in the Green Belt and largely in the Conservation Area. Development of this site would seriously damage the semi-rural character of Lingfield and the settings of very significant Heritage Assets. It is strongly opposed by people in Lingfield.

Public Consultation 17 May to 28 June 2023 www.lingfield.info

Lingfield Neighbourhood Plan

How can I comment on the draft Neighbourhood Plan?

We are undertaking a pre-submission consultation on the draft Lingfield Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. This consultation runs from **Wednesday 17 May 2023 to Wednesday 26 June 2023**.

This is your last chance to comment on the Neighbourhood Plan before it is submitted to Tandridge District Council. We will consider any comments we receive and make any changes to the draft Plan in the light of them. Once the Plan has been given to Tandridge, there will be a second and final opportunity for submission of representations, after which the Plan will be examined by an independent examiner. Parish residents will then be asked to vote in a local referendum on whether the Plan should be formally adopted.

Where can I view the documents?

A copy of the draft Plan, along with all the other documents which are part of the consultation can be viewed at www.lingfield.info and hard copies can be viewed (but not removed) at the Parish Council Office and Lingfield Library. If you prefer to submit your comments online, there a link on the website to do this.

What do I need to do then?

Let us have your comments by email to hello@lingfield.info **by 5pm on Wednesday 28 June 2023**, or pop them in an envelope and drop off/post to the Lingfield Parish Council Office in the Community Centre, High Street Lingfield RH7 6AB addressed to "LNP Consultation" **by 2pm on Wednesday 28 June 2023** (parish offices closes at 2).

We are required to verify all consultation responses and will need your name and address; this will not be published and will be destroyed once the plan is adopted.

There is a 'prompt' sheet which you may find helpful, available to download on the website and paper copies in the Library and Community Centre

Consultation closes Wednesday 28 June 2023

Email hello@lingfield.info



Public Consultation

17 May to 28 June 2023

www.lingfield.info