

**Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 27 July 2015 at 8pm**

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Present: Cllrs T Bryant, Mrs J Davison, R Davison (Vice Chairman), A Layland, V Maynard, S McGregor (Chairman), B Orridge, M Robson, J Scholey.

In attendance: Daphne Slater (Finance Officer), Lindsey Eaton (Admin Officer); no members of the public or press.

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received, noted and accepted from Cllrs J Barnett (prior engagement), M McArthur (prior engagement) and B Todd (holiday).

**2. DECLARATION OF INTERESTS OR PREDETERMINATION, including interests not already registered.**

Cllr V Maynard declared a non-prejudicial interest in items 9.1.3 and 9.1.4, being a resident in Hillcrest Road.

Cllr S McGregor declared a non-prejudicial interest in the planning application for 6 Hunters Way, being a near neighbour.

Cllr J Scholey declared a non-prejudicial interest in the planning application SE/13/01437/FUL (for information) 15/01901/DETAIL and 15/01902/DETAIL, being a near neighbour.

*The District Councillors wish to state that although they would 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.*

*The meeting was closed*

**3. PUBLIC QUESTIONS**

Cllr J Scholey stated that the SDC Senior Enforcement Officer had issued a 'stop build' order for SE/13/01437/FUL Edelweiss Swan Lane which had, until the date of the meeting, been ignored.

*The meeting was reopened*

**4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 22 June 2015**

Resolved: that the minutes be signed by the Committee Chairman as a true and accurate record of the meeting.

**5. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY**

**5.1 SDC Development Control – Planning application SE/15/00454/FUL**

It was noted that SDC's Development Control Committee had refused the above application – Demolition of existing house, garage and outbuilding and erection of two 3 bedroom detached houses. **Barn Cottage Crouch House Road Edenbridge Kent TN8 5ED.**

**5.2 Sevenoaks Community Infrastructure Levy Plan**

It was noted that SDC were now treating the Plan as a "live" document which would allow them to regularly update it when new infrastructure was required, improvements to existing infrastructure were made or where infrastructure had been delivered. Councils will be advised about the CIL process, including how they will receive contributions, the types of projects that the money can be spent on and how this should be reported back to SDC.

**6. PLANNING APPLICATIONS TO BE CONSIDERED**

Planning applications can be accessed electronically via the District Council website on the following link <http://pa.sevenoaks.gov.uk/online-applications>

*Cllr S McGregor left the meeting*

Construction of a rear conservatory. **6 Hunters Way Edenbridge KENT TN8 6GB** Ref. No: 15/02053/HOUSE

*Members support this application.*

*Cllr S McGregor rejoined the meeting*

Demolition of existing single storey side extension. Erection of a single storey side extension and first floor extension. Demolition of porch. Erection of a new porch and new entrance. Alterations to fenestration and internal alterations. **Plas Bryn Stick Hill Edenbridge Kent TN8 5NJ** Ref. No: 15/01916/

*Members wish the Officer to check the 50% rule, including all previous extensions. If they are satisfied, then members have no objection.*

#### **For information**

Proposed hardstanding. **12 Forge Croft Edenbridge Kent TN8 5BW** Ref. No: 15/01881/LDCPR

Details pursuant to condition 10 (external surfaces) of SE/13/01437/FUL. **Edelweiss Swan Lane Edenbridge KENT TN8 6AT** Ref. No: 15/01901/DETAIL

Details pursuant to condition 11 (soft landscaping) of SE/13/01437/FUL. **Edelweiss Swan Lane Edenbridge KENT TN8 6AT** Ref. No: 15/01902/DETAIL

Details pursuant to condition 3 (materials) of SE/15/00821/HOUSE. **Rose Cottage 5 Greybury Lane Marsh Green KENT TN8 5QP** Ref. No: 15/02211/DETAIL

Details pursuant to condition 4 (window and door detail) of SE/15/00821/HOUSE. **Rose Cottage 5 Greybury Lane Marsh Green KENT TN8 5QP** Ref. No: 15/02212/DETAIL

Details pursuant to condition 3 (materials) of SE/15/00927/LBCALT. **Rose Cottage 5 Greybury Lane Marsh Green KENT TN8 5QP** Ref. No: 15/02213/DETAIL

Details pursuant to condition 4 (window and door details) of SE/15/00927/LBCALT. **Rose Cottage 5 Greybury Lane Marsh Green KENT TN8 5QP** Ref. No: 15/02214/DETAIL

7. **SDC PLANNING DECISIONS** – noted

#### 8. **PLANNING BUSINESS**

##### **8.1 Planning appeal APP/G2445/W/15/3032683**

It was noted that an appeal had been made to the Planning Inspectorate against SDC's refusal of planning permission – Proposed replacement dwelling. **Graceful Gardens Hever Lane Hever Kent TN8 7ET** Ref No: SE/15/00248/FUL

##### **8.2 Invalid plan – SE/15/00594/LBCALT**

It was noted that **Eden Cottage Mill Hill Edenbridge KENT TN8 5BU** was no longer valid.

**8.3 Land north of railway line and west of St Johns Way, Edenbridge** – nothing to report

#### 9. **TRANSPORT BUSINESS**

##### **9.1 Road issues**

##### **9.1.1 Signage for Market Yard car park**

Members had chosen a design for the Market Yard car park sign and the KCC Traffic Engineer had advised that the cost for one new double sided sign, to conservation area standards, was approximately £340, inclusive of installation but excluding traffic management costs. After discussion, further information was requested by members and it was

Resolved: to ask the KCC Traffic Engineer if the work would require traffic management and how

much this would cost;

to query '25% uplift' and 'restricted hours working' in the quote; and

to confirm the exact position on the pavement the pole would be installed.

### **9.1.2 Crouch House Road**

The Council's help in addressing concerns over the lack of pavement and the speed limit between the golf course and Little Browns Lane had been requested. In his capacity as a District Councillor, Cllr J Scholey had responded that the Town Council has considered the provision of pedestrian footways from time to time, but in all cases the necessary land is not owned by local authorities and the Town Council does not have sufficient funds to purchase the land (if the owner was willing to sell) and install a footway. This stretch of road was on the Town Council's Forward Planning list, which was reviewed every year, but the costs of this type of work were considerable and to make progress the Town Council would need to find third-party funding to supplement its own resources. The responsibility for determining speed limits was held by KCC, which was bound by national standards.

After discussion, members

Resolved: to investigate a permissive path.

### **9.1.3 Hillcrest Road**

The Chairman moved that this item and 9.1.4 were discussed together.

Following a further accident in Hillcrest Road, Cllr B Todd had requested that members discuss the issue of road safety in this area and support his request to make Hillcrest Road into a one way street and to reconsider extending the yellow lines along the whole south side of the road.

Cllr V Maynard spoke at length about the situation in Hillcrest Road and the Main Road/Hilders Lane/Hillcrest Road crossroads. After discussion, members

Resolved: make a request to the Joint Transport Board, SDC, to extend the double yellow lines along the whole of the south side of the road; and

Resolved: to request KHS to consider replacing the Give Way signs in Hillcrest Road and Hilders Lane with Stop signs, the one in Hilders Lane to be illuminated.

### **9.1.4 Main Road/Hilders Lane/Hillcrest Road crossroads**

Dealt with under item 9.1.3 above.

### **9.1.5 Drains**

It was noted the issue with the drain in the High Street had now finally been identified and KHS had a road closure in place for 17 and 18 August, for Lingfield Road and to barrier part of the High Street, to enable a replacement drain to be installed.

### **9.1.6 Speed checks across Sevenoaks district**

The chart with the outcomes of speed checks by the Community Police Team (not the Speed Watch Team), who have powers to issue tickets, was noted.

## **9.2 Rail issues**

### **9.2.1 SCRIP newsletter – noted**

## **9.3 Aviation issues**

### **9.3.1 County Councillor report**

A report from County Cllr C Pearman, along with copies of a letter from GATCOM suggesting ways in which the impact of aircraft noise and aircraft overflight on local communities could be addressed, the response from the Minister for Aviation, Robert Goodwill MP, and a response from the CAA, was noted.

### **9.3.2 Report from ETC Aviation Working Group**

Cllr B Orridge, of the Aviation Working Group, had reported that following the Davies Commission report recommending Heathrow should have a third runway, the whole emphasis of discussions and arguments had changed. The KCC meeting at the Eden Centre on 17 July was poorly attended which was very disappointing as both KCC's Matthew Balfour and Clive Pearman together with their technical expert had some very valid points to make in respect of the existing problems of noise, night flights and the increase in passenger throughput now reaching 40 million per annum.

### **9.3.3 Gatwick Airport statement on Davies Commission recommendation**

An email from Hannah Staunton, Head of Community Engagement, Gatwick Airport, dated 1 July 2015 was noted.

### **9.3.4 Gatwick Area Conservation Campaign**

Two press releases from GACC dated 1 and 15 July 2015 were noted.

### **9.3.5 Community Engagement Team, Gatwick Airport**

An email from the Community Engagement Team, Gatwick Airport, dated 24 June 2015, regarding easyJet's announcement, about a series of measures designed to reduce the noise of their aircraft over the coming years, was noted.

## **9.4 Highways report – noted**

## **10. URGENT COUNCIL BUSINESS**

### **10.1 SDC Community Plan Consultation**

SDC's current Community Action Plan comes to an end in March 2016 and they are asking people what their priorities for action will be over the next three year period. Alan Whiting, Community Planning and Projects Officer, will be attending one of the Family Fun Days and the Community Sports event, and the Neighbourhood Plan groups will be looking at the consultation and responding. Members discussed opportunities to take it to other groups, and

Resolved: that Cllr R Davison would take it Edenbridge & Westerham Rotary.

In addition, members need to complete it themselves and were asked if they wished to do so as part of the Forward Planning meeting on 14 September. As there was some confusion over the closing date for the consultation, members

Resolved: that the closing date needed to be confirmed before agreeing to consider it at Forward Planning, and some members would complete it themselves in the meantime.

### **10.2 Item Referred from Open Spaces Committee for decision**

#### **10.2.1 Open Spaces 20 July 2015: Costings for tree works**

As part of the Priority 1 tree works identified from the periodic External Tree Survey, three trees with decay were subject to further investigation through resistograph testing. Committee members considered and agreed works totalling £1,850.00, but this proposed further expenditure would result in the annual tree works budget being exceeded by £1,220. Open Spaces resolved that the works should go ahead immediately, and wished Council to decide from where the funding should come. Members

Resolved: that the additional funding should come from Open Spaces contingency.

## **11. PRESS RELEASE**

Members wished to release a press release to promote the SDC Community Plan Consultation.

*In view of the confidential nature of the following items to be discussed, the chairman will move that the press and public be excluded from the Chamber. Public Bodies (admission to meetings) Act 1960.*

## **12. DEVELOPMENT PROPOSAL FOR LAND IN FOUR ELMS ROAD**

Members discussed the proposals for land in Four Elms Road but did not wish to make any comments.

The meeting closed at 9.12pm.