

**Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 21 September 2015 at 8pm**

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

In attendance: D Slater (Finance Officer), L Eaton (Admin Officer); two members of the public; no press.

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received, noted and accepted from Cllr J Scholey (holiday).

**2. DECLARATION OF INTERESTS OR PREDETERMINATION**

Cllr S McGregor declared a non-prejudicial interest in items 8.1 and 8.3 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*

*Cllr J Barnett arrived*

**3. PUBLIC QUESTIONS**

Two residents from Town Station Cottages spoke about the extension of the platform at Edenbridge Town station, being carried out by Network Rail, alongside their homes. They had issues as the work started at 7pm and continued until 5am; were unhappy that Network Rail hadn't consulted; would have preferred the platform to be extended northerly, instead of southerly; have requested noise screening/sound barriers; feel they are being ignored by Network Rail; and have been in touch with the Environmental Health Officer at SDC, who has taken up their case.

They were advised to copy their email correspondence to the District Councillors.

Cllr S McGregor spoke about item 8.1 – the Planning Appeal for Land North of Railway Line and West of St Johns Way Edenbridge KENT TN8 6HF. It was originally turned down because the density proposed was over-excessive. Since then, a Housing Survey has been commissioned by the Edenbridge Neighbourhood Plan which suggests only 53 houses are needed by Edenbridge.

*The meeting was reopened*

**4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 17 August 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 – none**

**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>

Extensions & conversion to provide 8 No assisted-living self-contained flats with communal teaching and staff facilities. **Mencap Homes Foundation 2 Ash Close Edenbridge Kent TN8 5HJ** Ref. No: 15/02552/FUL

*Members support this application.*

Proposed change of use of redundant agricultural building to a single residential dwelling and part use of further redundant agricultural building as garaging and installation of sewage treatment plant. **Chiswell Farm Shernden Lane Marsh Green Edenbridge KENT TN8 5PR** Ref. No: 15/02450/FUL

*Members support this application.*

New fence of 2 metres tall to be erected in garden along the site boundary of existing domestic property. Fence to be erected in front of existing neighbour's fence. **57 Ridge Way Edenbridge KENT TN8 6AP** Ref. No: 15/02583/HOUSE

*Members support this application.*

Proposed extension to form boiler house/store. New external door to East elevation, formation of new entrance door (West); rooflights; air conditioning unit to North elevation; external free standing lighting; fencing and trellis; summer house, play equipment and bench; bicycle stand; artificial play surfaces. **Former Edenbridge Library Church Street Edenbridge KENT TN8 5BD** Ref. No: 15/02311/FUL

*Members support this application.*

Proposed extension to form boiler house/store. New external door to East elevation, formation of new entrance door (West); rooflights; air conditioning unit to North elevation; external free standing lighting; fencing and trellis; summer house, play equipment and bench; bicycle stand; artificial play surfaces. **Former Edenbridge Library Church Street Edenbridge KENT TN8 5BD** Ref. No: 15/02310/LBCALT

*Members support this application.*

Demolition of a brick shed to the rear of the property. **Ashcroft Mill Hill Edenbridge KENT TN8 5DB** Ref. No: 15/02822/LBCALT

*Members support this application.*

#### **For information**

Prior notification of a single storey rear extension which extends 6.2m beyond the rear wall of the original dwelling house with a maximum height of 3.275m and eaves height of 2.715m. **19 Churchfield Edenbridge KENT TN8 5DW** Ref. No: 15/02861/PAE

To thin crowns of two Oak trees by 20-30% and remove any dead or dangerous limbs. **Carstones Swan Lane Edenbridge KENT TN8 6AT** Ref. No: 15/02740/WTPO

7. **SDC PLANNING DECISIONS** – noted

8. **PLANNING BUSINESS**

*Cllr S McGregor left the meeting*

#### **8.1 Planning appeal APP/G2245/W/15/3130787**

Outline application for mixed use development comprising up to 300 new homes, up to 2.6 hectares of public open space and vehicular access with some matters reserved. **Land North of Railway Line and West of St Johns Way Edenbridge KENT TN8 6HF** Ref No: 14/03783/OUT

An appeal has been made to the Planning Inspectorate against SDC's refusal of planning permission for the development described above. Previously members said:

*Members object.*

- 1) *The developer still has not prepared a response to Southern Water's reason for objecting, namely that there is insufficient capacity in the sewers to take the foul water which will be produced.*
- 2) *The Town Council agrees with Upper Medway Internal Drainage Board that the surface water run-off should be stored above ground in ponds and swales rather than underground in oversized pipes, because the former can be readily maintained for the life of the houses, whereas underground storage methods tend to get blocked with silt etc and are very difficult to clear. The Town Council is of the opinion that this issue must be dealt with at the outline stage of the planning process, as it should be a matter of principle whether the proposal is acceptable, and not left to later stages.*
- 3) *The Town Council is disappointed that the developer has not taken the opportunity to improve the appearance of the junction of St Johns Way and Station Road in line with NPPF 17 "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings."*

After discussion, members

Resolved: to draw the Inspector's attention to the Housing Survey commissioned by the Edenbridge Neighbourhood Plan, which suggests only 53 houses are required by Edenbridge. The Sevenoaks District Local Plan suggests that the site area should only accommodate a maximum of 276 houses.

*Cllr S McGregor rejoined the meeting*

## **8.2 Planning Policy for Traveller Sites**

A copy of the latest Planning Policy for Traveller Sites from the Department for Communities and Local Government was noted.

## **8.3 Land north of railway line and west of St Johns Way, Edenbridge**

Details of the appeal were covered in item 8.1 above.

## **9. TRANSPORT BUSINESS**

### **9.1 Road issues**

#### **9.1.1 Parish and Town Council Seminar**

The Town Clerk is attending the Parish and Town Council Seminar on 9 November.

Resolved: that no members wished to apply for a ticket.

#### **9.1.2 KHS Highways and Transportation Survey 2015**

Details from Kent Highways' previous survey were noted. The one for 2015 needs to be completed by 27 November, but the Clerk requested it to be done before the Parish and Town Council Seminar on 9 November.

Resolved: Cllr M McArthur would complete the survey with the Clerk.

#### **9.1.3 Latest speed check figures**

The Police speed check figures for August were noted.

#### **9.1.4 SDC's new parking enforcement plans**

Members noted SDC's press release regarding new parking enforcement plans. Residents should call the Council on 01732 227000 or e-mail [parking@sevenoaks.gov.uk](mailto:parking@sevenoaks.gov.uk) to ask for a Civil Enforcement Officer to attend their property if they had a problem.

#### **9.1.5 Kent Permit Scheme**

The technical changes applied to the Kent Permit Scheme were noted.

**9.2 Rail issues**

**9.2.1 Platform extension work at Edenbridge Town station**

The two residents, who had raised the issue of the platform extension work at Edenbridge Town station, spoke during public questions and were advised to copy their email correspondence to the District Councillors. After further discussion, members

Resolved: to contact Network Rail requesting some form of noise reduction fencing during the construction and liaise with SDC Environmental Health Officer; and

request Network Rail to provide adequate soundproofing when the platform comes into use.

**9.3 Aviation issues**

**9.3.1 Gatwick night-flight petition**

The email from High Weald Councils Aviation Action Group, regarding a petition to apply more stringent restrictions on night flights at Gatwick, was noted. There are currently 1,078 signatures but 100,000 signatures would enable the petition to be debated in Parliament. <https://petition.parliament.uk/petitions/106462>

**9.4 Highways report – noted**

**10. PRESS RELEASE**

There were two items on the agenda for which members wanted to issue a press release – SDC's new parking enforcement plans and the Gatwick night-flight petition.

The meeting closed at 8.45pm.