

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 26 October 2015 at 8pm

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, J Scholey, B Todd.

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

1. APOLOGIES FOR ABSENCE – none

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr S McGregor declared non-prejudicial interests in items 8.2 being a near neighbour, and 9.1.2 having been on the committee that considered the parking charges.

Cllr B Todd declared a non-prejudicial interest in item 9.1.1 being a resident of Hillcrest Road.

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 B Todd spoke regarding item 9.1.1 and confirmed he had spoken to all the residents in Hillcrest Road and they were in favour of having the double yellow lines extended down the entire south side of the road. Cllr V Maynard was in agreement.

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 21 September 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>

Application seeks a certificate to confirm lawfulness of existing residential curtilage and garage outbuilding that was erected in excess of 10 years ago. **Ashcombe Cottage Hilders Lane Edenbridge Kent TN8 6LD** Ref. No: 15/03177/LDCEX

No comment.

Conversion of loft into habitable space with new front rooflight and rear pitched roof construction. Insert new flank windows and block up existing openings and re-locate existing patio doors as drawings and provide canopy to new front door. **Oak View Cottage Marsh Green Road Marsh Green Edenbridge KENT TN8 5QA** Ref. No: 15/03175/HOUSE

Members are concerned that the application still breaches the 50% rule, and also commented on the bulk and form of the first floor.

Use of Units 40A for storage and distribution and Unit 40B for light industrial use. **Gabriels Farm Marsh Green Road Marsh Green Edenbridge TN8 5PP** Ref. No: 15/03114/LDCEX

Members object. They believe there is still an enforcement notice extant and, if this is the case, it needs to be enforced.

Conversion of roof space into habitable rooms with front and rear dormers. Conversion of garage into habitable rooms. Erection of porch. Internal alterations and external alterations to include facing materials from brick to render. **2A Ridge Way Edenbridge Kent TN8 6AR** Ref. No: 15/02989/HOUSE

Members support this application.

Demolition of existing garage and porch. Erection of a single storey side extension and porch. **15 Orchard Drive Edenbridge Kent TN8 5ES** Ref. No: 15/02889/HOUSE

Members support this application.

The conversion of a detached garage on land originally part of the Farm Lodge garden to residential. **Land South Of Holmcroft And Farm Lodge Lydens Lane Hever KENT TN8 7EP** Ref. No: 15/02592/FUL

Members still object to this application.

It's a new dwelling in the green belt. Neither the existing garage, nor greenhouse, nor gap between them, meet the requirement of Policy GB7 (b) "the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character."

Erection of a single storey infill extension to the rear, a single storey front extension and a porch. Replacement of roof and new parking and drive area. **Garden Cottage Fairfield Burnt Oak Farm Hever Road Edenbridge KENT TN8 5DJ** Ref. No: 15/02556/HOUSE

Members object to this application as it breaches the 50% rule.

For information

Single storey rear extension and minor internal alterations. **20 Orchard Drive Edenbridge Kent TN8 5ES** Ref. No: 15/03022/LDCPR

7. SDC PLANNING DECISIONS – noted

8. PLANNING BUSINESS

8.1 SDC Call for Sites 2015

This was an advanced warning about the SDC call for sites, which will go to full Council for consultation on 9 November. As any submission needs to be returned by 11 November, members gave some thought to land they might wish to propose, so that research could be carried out beforehand, if necessary. After discussion, the following sites were suggested for consideration: the north-west corner of the St John's Way roundabout; Station Approach and Jewsons Yard; land south of the bridge by the Fire Station; Mowshurst Barn and field; a hotel on Fircroft Way.

8.2 Land north of railway line and west of St John's Way, Edenbridge – nothing to report

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Main Road/Hilders Lane/Hillcrest Road crossroads and parking

Members had requested an extension to the double yellow lines along the whole of the south side of Hillcrest Road, and consideration be given to replacing the Give Way signs in Hillcrest Road and Hilders Lane with Stop signs, the one in Hilders Lane to be illuminated. The KCC officer had advised that the junctions of Hillcrest Road and

Hilders Lane were highly unlikely to be changed to stop junctions as there was a very specific criteria set out that removes any discretion of the highway authority to impose such junction control and authorisation from the Secretary of State would be required. However, there was a possibility of extending the double yellow lines if there was local support.

Members included item 9.1.4, traffic calming along Main Road, Marlpit Hill, in their deliberations. They discussed that, with no street lights, it was very dark in Hillcrest Road; the Give Way sign in Hilders Lane was very close to the junction, giving insufficient warning; visibility distances were currently poor and asking how this might be affected by the new building on the corner of Hillcrest Road. Finally, members

Resolved: to request KCC to pursue extending the double yellow lines along the whole of the south side of Hillcrest Road, as Cllr B Todd had confirmed that all the residents in Hillcrest Road were in favour.

Resolved: although no members had yet studied the specifics contained in the Traffic Signs Manual, Chapter 3, sections 3.1 to 3.11 inclusive, to again request replacing the Give Way signs in Hillcrest Road and Hilders Lane with Stop signs.

Resolved: to request the reinstatement of the flashing 30mph speed sign at the north entry to the town, and the installation of a fixed speed camera.

9.1.2 Freezing parking charges in Sevenoaks district

The press release from SDC regarding their proposal to freeze most parking charges across the district was noted.

9.1.3 Proposal for a new hotel and increased parking

The press release from SDC about a proposal to bring a new hotel to Sevenoaks town and increase parking around Sevenoaks station was noted.

9.1.4 Traffic calming Main Road, Marlpit Hill

A resident had requested members to consider how traffic calming could be enforced along the north end of Main Road. As this was considered in conjunction with 9.1.1,

Resolved: to advise the resident of the actions to be pursued under that item.

9.1.5 Suggestions for improving Edenbridge

Four suggestions from a resident for improving the town were discussed at length. The idea of a 20 mph speed limit in the High Street had been rejected when full consultations on the High Street enhancement were carried out; it wasn't considered possible to move the disability parking spaces and rules for blue badge holders were discussed; Parking Enforcement Officers were the responsibility of SDC and it would not be practical to have one in Edenbridge at all times; and KCC was in the process of dealing with the lights on the stone bridge.

Resolved: to advise the resident of the above.

Resolved: to enquire if signs prohibiting lorries in the High Street unless delivering could be put up.

9.1.6 Road closures – noted

9.2 Rail issues

9.2.1 Compatibility of ex ScotRail rolling stock on the Uckfield line

The reiteration by Chris Jennings, Project Interface Manager at Govia Thameslink Railway, that the new trains would be compatible with the Uckfield line was noted.

9.2.2 Sussex Community Rail Partnership Autumn Newsletter – noted

9.2.3 Edenbridge & District Rail Travellers' Association Newsletter – noted

9.2.4 Presentation at the Annual Joint Lines AGM

It was noted that the presentation by Simon Hankin, Department for Transport, given at the Annual Joint Lines AGM on 12 October was available in Doggetts Barn.

9.3 Aviation issues

9.3.1 High Weald Councils Aviation Action Group meeting 25 September

Draft minutes for a meeting between HWCAAG and the Civil Aviation Authority, National Air Traffic Services and Gatwick Airport Ltd were noted. Whilst these minutes were draft, subject to amendment and the technical details had not been checked, they clearly showed the position of HWAAG.

9.3.2 Town Council's submission to the Parliamentary Transport Committee

The Council's Aviation Group's response, on behalf of the Council, to the House of Commons Transport Committee inquiry on Surface Transport to Airports was noted.

9.3.3 Aviation update from Cllr C Pearman – noted

9.3.4 Gatwick Area Conservation Campaign

A newsletter from GACC dated October 2015 was noted.

9.4 Highways report – not available

10. PRESS RELEASE

There were no items on the agenda for which members wished to issue a press release.

The meeting closed at 9.08pm.