

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 23 November 2015 at 8pm

Present: Cllrs J Barnett, T Bryant, A Layland, M McArthur, S McGregor (Chairman), B Orridge, M Robson, J Scholey.

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs Mrs J Davison (holiday), R Davison (holiday), V Maynard (work commitment) and B Todd (family commitment).

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr S McGregor declared a non-prejudicial interest in item 8.3 being a near neighbour.

Cllr J Scholey declared a non-prejudicial interest in the planning application for Land South Of Amberwood And Edelweiss Swan Lane Edenbridge Kent TN8 6AT 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 – none

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 26 October 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>

Change of use of potting room and farm office to two offices under Use Class B1. **Graceful Gardens Hever Lane Hever Kent TN8 7ET** Ref. No: 15/03072/FUL

Members support this application.

Erection of an additional floor to provide additional 2 self contained flats, new front boundary treatments and balcony with glass balustrades. Alterations to fenestration. **3 High Street Edenbridge Kent TN8 5AB** Ref. No: 15/02381/FUL

Members vigorously object to this application. It doesn't comply with NPPF 64, doesn't comply with ADMP policy EN1, is not in line with the Edenbridge Design Statement, is a dominant rectangular block, is out of keeping with the street scene in a conservation area, and will look inappropriate alongside the buildings for both Foxwood McLean and Roman Court.

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

Plans have been amended to reflect a changed layout to the side extension. Previously members supported this application.

Members support this application.

Erection of a detached chalet style house and detached car port with creation of access/driveway and area of decking to rear. **Land South Of Amberwood And Edelweiss Swan Lane Edenbridge Kent TN8 6AT** Ref. No: 15/03069/FUL

The application has an amendment to the original proposal wording and removed “amendments to approved dwelling SE/13/01437 with changes made to roof design, addition of single storey orangery”. Previously members said:

Members object to this application and believe that the District Council should be seeking a prosecution for gross negligence, which occurred when the foundations were laid, to the South East corner of the site, without proper protection for two mature trees putting them at risk.

The Orangery has been constructed overshadowed by a further two large mature trees which block the natural light when they are in leaf. In the autumn, the leaf drop covers the lantern light and is detrimental to the occupiers of the property under EN2. Members believe that the Orangery and the decking should be removed. Officers will have to ensure that no further damage is done to the roots of the trees during this process.

Members wish the Officer to check to ensure that the car port has been constructed in the approved location. Its revised position means that the roots of another mature oak are at risk of damage and require adequate rigorous supervision of the site should it be approved.

The large west facing windows overlook the surrounding properties, causing loss of privacy. Should the officer be minded to approve the application, they should be obscured and non-opening windows.

Members’ original objections stand, they still object, and any building must be built according to approved plans and comply with conditions.

Conversion of Flats A and B to create a single dwelling. **Flat A And B Park View Station Road Edenbridge KENT TN8 5NB** Ref. No: 15/03471/FUL

Members support this application.

For information

Details pursuant to condition 13 (SUDS drainage design) of SE/14/03037/FUL. **Weald Cottage & South Cottage Four Elms Road Edenbridge KENT TN8 6AB** Ref. No: 15/03253/DETAIL

Details pursuant to condition 14 (Site Investigation) of SE/14/03037/FUL. **Weald Cottage & South Cottage Four Elms Road Edenbridge KENT TN8 6AB** Ref. No: 15/03307/DETAIL

Details pursuant to condition 15 (Acoustic Assessment) of SE/14/03037/FUL. **Weald Cottage & South Cottage Four Elms Road Edenbridge KENT TN8 6AB** Ref. No: 15/03308/DETAIL

Details pursuant to condition 3 (Flooding) of SE/15/02781/HOUSE. **The Laurels High Street Edenbridge Kent TN8 5AX** Ref. No: 15/03358/DETAIL

7. **SDC PLANNING DECISIONS** – noted

8. PLANNING BUSINESS

8.1 Planning Inspectorate – appeal decision APP/G2245/W/15/3032683

The dismissal of the appeal against SDC’s refusal for the proposed replacement dwelling was

noted. Graceful Gardens Hever Lane Hever Kent TN8 7ET Ref. No: 15/00248/FUL

8.2 Town and Parish Council Planning Forum

Since the meeting, the proposed Town and Parish Forum on Thursday 3 December had been cancelled.

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

There was nothing to report on the agenda, but members were advised that the Appeal was due to be held in mid-February 2016.

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Replacement flashing speed sign or speed camera

The damaged speed warning sign on Main Road had been removed by Kent Highways and parts were not available for its repair. Highways had no funding to replace it and the County Councillor was unable to fund it from his allowance. At October Council members fully supported the reinstatement, but believed Highways should fund it at a cost of 3-4K. Highways again confirmed that the only action they could take would be to add it to the list of non-urgent items, but it was an extremely low priority and unlikely to receive funding in the foreseeable future. At October Planning and Transportation meeting, having considered the issue again, members resolved that further efforts should be made to get Highways to either reinstate the flashing sign or install a speed camera at this location.

A request for a speed camera was submitted to Kent and Medway Safety Camera Partnership, but their response was that camera enforcement is only carried out where there is a history of speed-related fatal or serious injury crashes, which isn't the case at this location.

A grant request for part funding towards a replacement sign has been submitted to the Community Safety Partnership but, currently, the only way forward with the flashing sign would be if it was funded by Edenbridge Town Council, possibly in partnership with others. After lengthy discussion, members

Resolved: that Cllr B Todd should prepare a case for replacing the missing speed warning sign to go December Council.

Resolved: depending on the outcome of that meeting, it may require to be budgeted for. It was hoped the outcome of the application to the Community Safety Partnership might be known at this time. In addition, the cost of 'unsuitable for HGV' signs to be considered for inclusion.

9.1.2 KCC street lighting consultation

It was noted that a response had been submitted on behalf of the council to the KCC street lighting consultation. Members were advised that the new LED lanterns being installed by KCC take a few days to adjust.

9.1.3 KCC guide 'How Roadworks are Managed'

A short guide explaining how Kent manages work to the highway, and the pipes and cables below and above it, was noted.

9.2 Rail issues

9.2.1 Missing Link – noted

9.3 Aviation issues

9.3.1 GATCOM update

Key messages and outcomes from the GATCOM meeting held on 22 October were noted.

9.3.2 CAA consultation on flight paths

Edenbridge Town Council's aviation group was preparing a response on behalf of the council for the CAA consultation on flight paths.

9.3.3 Gatwick Obviously Not

Gatwick Obviously Not was requesting people to respond to the survey put out by the aviation industry, offering the chance to say where you would like airport expansion – Gatwick, Heathrow or ‘other’. Apparently it takes less than a minute to complete.
<http://www.internationalairportreview.com/21066/airport-news/gatwick-vs-heathrow-have-your-say>

9.4 Highways report – noted

10. PRESS RELEASE

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

The meeting closed at 8.40pm.