

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 22 February 2016 at 7.30pm

Present: Cllrs J Barnett, T Bryant, Mrs J Davison, R Davison (Vice Chairman), A Layland, V Maynard, M McArthur, 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

Apologies for absence were received, noted and accepted from Cllr S McGregor (holiday).

2. DECLARATION OF INTERESTS OR PREDETERMINATION – none

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 25 January 2016

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>

Redevelopment of site comprising of the demolition of existing vacant industrial building and the erection of 36 affordable residential units, 50 car parking spaces, associated highways and landscaping works. **Westerham House Fircroft Way Edenbridge KENT TN8 6EL** Ref No: 15/00376/FUL

The original application was for 37 affordable residential units and 55 car parking spaces, and has now been amended as above – previously members said:

Members feel the proposal for a new footpath is unnecessary and, as nothing else has changed, still object strongly for the following reasons.

- 1. SP8 of core strategy, as further confirmed with ADMP, allocated the land for employment.*
- 2. SP3 of core strategy favours mixed housing development. Affordable, social and market value housing should be mixed to enhance social interaction – this plan is a social housing ghetto in an unattractive location behind industrial buildings.*
- 3. Because the plan is proposed for social housing, there would be no contribution to CIL but stress would be put on schools, doctors, emergency services, etc.*
- 4. Housing is not of high quality design.*
- 5. Overdevelopment.*
- 6. Issues with access on to the highway.*
- 7. Industrial noise pollution for potential residents – environmental health.*

8. *Members suspect that the police will raise an objection because the developer does not appear to have included crime prevention in the design.*

These comments will be considered when the decision is made. After discussion, members wished to make the following additional comments.

There is a busy railway line along the back of the site which is carrying an increasing amount of freight, day and night, and members request that the Environmental Health Officer determine whether the proposed noise attenuation is adequate.

Fircroft Way is extremely congested and even the buses have trouble getting along the road. Members request an up to date traffic survey to assess whether Fircroft Way can service the proposed houses.

Please could officers look at the totality of the affordable housing for this application and the St John's Way one, and whether this exceeds the local need as measured by the most recent Strategic Housing Market Assessment.

For information

Non-material amendment to SE/15/00326/FUL. **Fox And Manwaring 11 High Street Edenbridge KENT TN8 5AB** Ref. No: 16/00317/NMA

7. **SDC PLANNING DECISIONS** – noted

8. PLANNING BUSINESS

8.1 Enforcement notice land at Kent and Surrey Golf Club

An enforcement notice had been issued for land at Kent and Surrey Golf Club, Crouch House Road, Edenbridge TN8 5LQ. Members

Resolved: to advise SDC that this council supports the enforcement.

Cllr J Davison arrived

8.2 Planning Appeal APP/G2245/W/15/3130787 – Land north of railway line and west of St Johns Way Edenbridge TN8 6HF

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 St Johns Way Edenbridge TN8 6HF** Ref. No: 14/03783/OUT

Cllr J Scholey outlined the two limited reasons for rejection of the application, and explained that at lunch time of the second day SDC conceded the evidence had shown objection 1 could not be sustained and withdrew it. The appellant had shown that:

- The SDC Core Strategy Spatial Vision, that it was appropriate to deliver an annual average of 165 dwellings, was not consistent with principles and policies set out in NPPF because it did not meet the requirements of the Strategic Housing Market Assessment of 525 dwellings per year.
- Policy H1(p) of the ADMP stated that the land west of Enterprise Way and St John's Way should have approximately 276 dwellings. It was intimated that in planning matters "approximately" could be taken to mean +/- 10%.
- In 2002 when SDC and Bovis negotiated the details of the Beech's development, there was correspondence showing SDC insisted St John's Way should be designed and constructed to take commercial traffic eg. HGVs, in case the land to the west was developed for commercial use.

Representatives from Edenbridge Town Council, along with residents, continued to raise issues on behalf of the town. This and the Broom Hill appeal will have significant impacts on future planning for the district.

Members discussed the appeal at length and

Resolved: to request Richard Morris (SDC Chief Planning Officer) to attend March Council.

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Southdown 236 service to Crawley

As not enough passengers are using it, Southdown is reviewing its 236 service to Crawley and proposing to terminate the route at Copthorne. Members wished Edenbridge residents to be able to continue to travel easily to Crawley, and

Resolved: to respond to Surrey County Council.

9.1.2 Unsuitable for HGV signs

Although no data recording incidents of HGV vehicles entering the High Street had been provided for this meeting, members

Resolved: to provide it in time for March Planning & Transportation.

9.2 Rail issues

9.2.1 School train

The Edenbridge 'school train' to Tonbridge had been cancelled on two mornings this term, but Edenbridge and District Rail Travellers' Association has been assured the control manager is re-briefing his team to highlight the importance of this train. Members

Resolved: to thank the EDRTA Chairman, and

Resolved: to add Edenbridge Town Council's weight behind EDRTA and write to say this is a very important service.

9.2.2 Transport Focus' National Rail Passenger Survey – results autumn 2015

A report from Southeastern, highlighting their part in the above survey, was noted.

9.2.3 Rail update from Cllr M Robson

Cllr Robson reported that the Uckfield line should have longer trains by this summer. Members discussed lack of sufficient parking at stations on the line and

Resolved: to write to Southern and ask if they have plans in place to provide more parking.

9.3 Aviation issues

9.3.1 Gatwick Obviously Not meeting

It was noted Gatwick Obviously Not was holding a meeting on 26 February at 8pm in Penhurst Village Hall, and Tom Tugendhat MP was due to attend and speak.

9.3.2 ETC Aviation Group update

Of recent aviation correspondence, it was noted the Gatwick Arrivals Review is the only one of real interest.

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 8.09pm.