

**Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 27 June 2016 at 7.30pm**

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Present: Cllrs J Barnett, R Bell, Mrs J Davison, R Davison (Vice Chairman), A Layland, S McGregor (Chairman), B Orridge, M Robson, J Scholey, B Todd.

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

Prior to the start of the meeting the Chairman presented an award from Sevenoaks District Community & Voluntary 'Making it Happen' Awards to six helpers from Edenbridge Voluntary Transport.

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received, noted and accepted from Cllrs T Bryant (unwell) and M McArthur (prior commitment).

**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**

Three members of the public spoke regarding planning application Ref. No: 16/01621/FUL. They are all near neighbours of Gaywood Farm and had strong objections to the proposed generator/energy storage compound being sited there. They quoted: encroachment into green belt; inappropriate development in green belt, with no applicable special circumstances; undermines the purpose of green belt; a car park is already extending into a field, with storage of caravans and shipping containers; tarmacked car park; overdevelopment of existing farm buildings; increase in traffic; impact on quality of life; visual impact; noise impact with eight generators firing up; four metres from the proposed generators is a pond leading into a river, with potential environmental implications.

*The meeting was reopened*

**4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 23 May 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**

Proposed Generator/Energy Storage Compound. **Land South Of Gaywood Farm Hole Lane Edenbridge TN8 6SL** Ref. No: 16/01621/FUL

*Members object to this application.*

*It's unacceptable inappropriate development in the green belt.*

*It has poor technical details, not addressed the amount of diesel stored in the tanks, nor fire safety, and is environmentally unacceptable.*

*Members wish the officer to double check the planning permission given some years ago for a very small development of workshops, and see if this has been contravened.*

Change of use of part of an agricultural building for storage purposes. **Graceful Gardens (Hever) Ltd Graceful Gardens Hever Lane Hever KENT TN8 7ET** Ref. No: 16/01668/FUL

*Members object to this application as Hever Lane is unsuitable for the traffic movements associated with storage activities.*

Conversion of existing outbuilding within residential curtilage of Ashcombe Cottage to a 2 bedroom dwelling including integral single garage. **The Outbuilding Ashcombe Cottage Hilders Lane Edenbridge KENT TN8 6LD** Ref. No: 16/01624/FUL

*Members request the Officer to check closely with green belt regulations and check if there is permission for the existing drive. If all is in order, they support the application.*

Demolition of existing shed. Erection of a single storey extension. **Elphinstone Honeygot Lane Edenbridge KENT TN8 6QJ** Ref. No: 16/01351/HOUSE

*Members request the Officer to check that the house hasn't been extended in the past, and whether this application is within the 50% rule. If it has been extended and/or the current application is not within the 50% rule, they object; otherwise they support it.*

Replace rotting casement for one window on ground floor of the property. **The Stables Main Road Edenbridge Kent TN8 6HU** Ref. No: 16/00881/LBCALT

*Members support this application.*

Construct a portable cabin to provide additional office space in connection with the play centre. **Little Browns Works Little Browns Lane Edenbridge TN8 6LH** Ref. No: 16/01772/FUL

*Whilst members support this application, they wish the portable cabin to have temporary permission to be there only whilst the play centre business is operating.*

#### **For information**

Prior notification of a single storey rear extension which extends 4.6m beyond the rear wall of the original dwelling house with a maximum height of 3.15m and eaves height of 2.5m. **Biferten Four Elms Road Edenbridge KENT TN8 6AG** Ref. No: 16/01862/PAE

Prior notification of a single storey rear extension which extends 4m beyond the rear wall of the original dwelling house with a maximum height of 2.5m and eaves height of 2m. **16 Chestnut Close Edenbridge KENT TN8 5JJ** Ref. No: 16/01759/PAE

Fell a lime tree suffering from Ganoderma & the 2 dead Portuguese laurels. **Christmas Mill Shernden Lane Marsh Green Edenbridge KENT TN8 5PS** Ref. No: 16/01713/W5DAY

Details pursuant to condition 3 (Soft Landscaping) of Appeal ref: APP/G2245/W/15/3139644 relating to planning application ref: SE/15/02314/FUL. **Barn Cottage Crouch House Road Edenbridge TN8 5ED** Ref. No: 16/01657/DETAIL

Details pursuant to condition 7 (External Lighting) of Appeal ref: APP/G2245/W/15/3139644 relating to planning application ref: SE/15/02314/FUL. **Barn Cottage Crouch House Road Edenbridge KENT TN8 5ED** Ref. No: 16/01714/DETAIL

Details pursuant to condition 9 (Archaeology Watching brief) of Appeal ref: APP/G2245/W/15/3139644 relating to planning application ref: SE/15/02314/FUL. **Barn Cottage Crouch House Road Edenbridge KENT TN8 5ED** Ref. No: 16/01717/DETAIL

Erection a single storey rear conservatory. **The Lodge Crouch House Road Edenbridge TN8 5LQ** Ref. No: 16/01028/HOUSE

7. **SDC PLANNING DECISIONS** – noted

8. **PLANNING BUSINESS**

**8.1 Call for sites**

SDC has considered the Strategic Housing Land Availability Assessment to identify objectively assessed housing need across the district. However, the need is an unconstrained figure and not the district's housing target. A call for sites has been carried out to assess the supply of land in the district. SDC will use this information to establish how much of the identified need can be realistically delivered over the plan period 2015-35. There is an opportunity to submit further sites until October and Forward Planning has suggested submitting the Budgens site in September, if the landowners have not already done so.

The committee on this occasion decided not to exercise delegated responsibility and instead wished to make the following recommendations to Council.

Land at Nomads – concerns were raised that the field was let to Nomads to use when the other two pitches are unplayable, and also that it was earmarked for use as a cemetery when land in the town was used up. They wanted to recommend to Council that the field at Nomads is withdrawn, and the line around Mowshurst is adjusted to just take in the barn, garage and surrounding land up to the boundary – a question was asked if the garage was listed.

Land north of Forge Croft – a vote was taken and it was agreed to recommend to Council to leave in this plot.

With its local knowledge, Council needs to consider the accuracy of the other proposed sites, and discuss if other ones should go on the list, including part of the Jewsons site. Members felt the Council needs to be wary of sites that are isolated from existing development.

They also wished to know how the two sites were submitted.

Resolved: for this item to go to July Council.

**8.2 Councillor planning training – 4 July**

Members confirmed who would be attending the planning training session for councillors on Monday 4 July, from 7.30 to 9pm.

9. **TRANSPORT BUSINESS**

**9.1 Road issues**

**9.1.1 Hilders Lane junction update**

It was noted that Cllr C Pearman had met the KCC Highways Manager for Sevenoaks District, and commissioned a full investigation into possible measures to curtail driving speeds and increase visibility into the junction for all road users. In addition, the flashing speed sign had been replaced in Marlpit Hill.

**9.1.2 Footpath from Edenbridge War Memorial Hospital to Blossoms Park**

Some time ago a new footpath from the entrance of Edenbridge War Memorial Hospital to the entrance to Blossoms Park was considered. One solution is to negotiate a 'Permissive Footpath' between the west side of the boundary hedging and the actual buildings of the hospital. Probably the best opportunity for progressing this would be to link it into the development of the medical services in Edenbridge, once the impact of any development on the hospital site is known. Members

Resolved: to request Cllr Pearman to progress the footpath.

**9.1.3 Parking**

**Strategic parking review for Edenbridge**

District members had been approached by residents in Grange Close regarding parking in their road, and at the recent Liaison meeting with SDC, members were advised that ETC could request a parking review for Edenbridge.

After lengthy discussion, members chose not to propose the scope of such a review, but instead wished to know what was involved in it and how binding it would be. They thought that whilst a review of the whole of Edenbridge was considered, a restricted hour in Grange Close might solve the problem of commuters parking there, but wanted more information first.

One member understood there had been discussions some time ago regarding echelon parking in Station Approach, and thought there might be plans in the office. He believed the idea had been to move the pavement to run along the back fences of Penlee Close, with new parking spaces across the existing pavement and the land beside it. Members

Resolved: to contact SDC for more information about a parking review, and to search for echelon plans.

Resolved: that Cllr A Layland would raise the subject of echelon parking at the Joint Transport Board.

### **Market manager**

The market manager had reported that a number of customers were complaining about the lack of parking spaces. In addition, he was aware of an increasing number of cars already parked when the market arrives. The Community Warden and Cllr A Layland are collecting data over the next two weeks to confirm the situation.

### **Height barrier at Market Yard car park**

Following discussions at Forward Planning, the proposal for a height barrier at Market Yard car park was investigated. Hinged height restricting barriers for use at car park entrances cost about £1,000 for materials, plus the cost of delivery and setting the uprights in the ground – the price depends on the width of the entrance. There would also be some additional costs for new signage. At present the width of the entrance hasn't been measured, nor a suitable position found. There may be issues with the height differences between large 4x4's and white vans. The outcome of the review to be awaited before a decision is made.

Resolved: that Parking be a permanent item on the agenda.

### **9.1.4 Lingfield Road**

A regular visitor to Edenbridge had written to say he had noticed an increase in the number of drivers exceeding the speed limit on Lingfield over the years, and felt speed humps would solve the problem. After discussion, members

Resolved: the Clerk should reply to say that speed humps are used in areas where the limit is 20mph or under in order to enforce that reduced speed. However, in 30mph areas they don't work and are deemed dangerous.

## **9.2 Rail issues**

**9.2.1 Rail update from Cllr M Robson** – report noted

### **9.2.2 Opening of new platforms on the Uckfield line**

Members noted the opening the new platforms at Edenbridge Town station on Monday 20 June and new 10-car trains running from 25 July.

## **9.3 Aviation issues**

### **9.3.1 ETC Aviation Group update**

It was noted Gatwick and Heathrow airports had both issued their manifestos in the build up to a decision being made over additional runway capacity.

Cllr C Pearman advised there were serious issues regarding the membership of the Gatwick Noise Management Board, and HWCAAG had a meeting the following week.

## **9.4 Highways report** – noted

**10. PRESS RELEASE**

Members wished to issue a press release on the award from Sevenoaks District Community & Voluntary 'Making it Happen' Awards to Edenbridge Voluntary Transport.

The meeting closed at 8.53pm.