

**Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 15 August 2016 at 7.30pm**

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

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 J Barnett (work commitment), T Bryant (unwell), M McArthur (family commitment), S McGregor (holiday) and J Scholey (family commitment).

**2. DECLARATION OF INTERESTS OR PREDETERMINATION**

Cllrs R Bell, Mrs J Davison, R Davison, A Layland, B Orridge and M Robson declared non-prejudicial interests in planning application 16/02103/FUL as the applicant is an ex-councillor.

*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 July 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. URGENT COUNCIL BUSINESS**

**6.1 Council Tax Reduction Scheme review**

SDC has asked for views on proposed changes to a scheme that helps working age people on low incomes pay their Council Tax. Members

Resolved: not to respond to the consultation.

**6.2 Date for September's Planning & Transportation meeting**

Resolved: to reschedule September's Planning & Transportation and Finance meetings to Tuesday 20 September 2016 at 7.30pm.

**7. PLANNING APPLICATIONS TO BE CONSIDERED**

Demolish existing rear conservatory and front porch and erection of a new two storey rear extension and front porch. **50 Ridge Way Edenbridge KENT TN8 6AR** Ref. No: 16/02256/HOUSE

*Members support this application.*

Erection of a two storey side and front extension. Conversion of loft into habitable space. **Maric Crown Road Edenbridge KENT TN8 6AW** Ref. No: 16/01250/HOUSE

*Members support this application.*

Installation of 16 Solar PV panels to rear facing roof. **Firs Lodge Main Road Edenbridge KENT TN8 6HU** Ref. No: 16/02311/HOUSE

*Members support this application.*

Installation of 16 Solar PV panels to rear facing roof. **Firs Lodge Main Road Edenbridge KENT TN8 6HU** Ref. No: 16/02312/LBCALT

*Members support this application.*

Erection of a temporary free standing sign. **15A-15F Grange Close Edenbridge KENT TN8 5LT** Ref. No: 16/01958/ADV

*Members support this application.*

External alterations, including the creation of a dormer window and refurbishment/alterations to fenestration. **71 - 73 High Street Edenbridge KENT TN8 5AL** Ref. No: 16/02103/FUL

*Members ask if there should be a listed building application. If not, they support the application.*

Proposed steel portal frame grain store with approximate 580 sq ms concrete apron in front (west) of building. **Old Barn Farmhouse Stanfords End Hartfield Road Edenbridge KENT TN8 5NF** Ref. No: 16/02338/AGRNOT

*Members have considered the initial application and ask if the Officers feel the size and design, particularly the concrete apron, are appropriate.*

**For information**

Details pursuant to condition 4 (details of the proposed new windows) of planning permission 16/00892/LBCALT. **Shernden Manor Shernden Lane Marsh Green Edenbridge Kent TN8 5PS** Ref. No: 16/02344/DETAIL

Details pursuant to condition 6 (rooflight details) of planning permission 16/00892/LBCALT. **Shernden Manor Shernden Lane Marsh Green Edenbridge KENT TN8 5PS** Ref. No: 16/02434/DETAIL

Remove first overhanging limb approximately 3 meters from the main stem. Remove lower minor limb back to source and shorten second lower lateral (TPO). **The Gables Crown Road Edenbridge Kent TN8 6AW** Ref. No: 16/02509/WTPO

Fell 1 Ash tree (TPO). **The Old Laundry 2 Lingfield Road Edenbridge KENT TN8 5DR** Ref. No: 16/02237/WTPO

The following application was received too late to be discussed at the meeting but four councillors, including the Vice Chairman, considered it outside the meeting.

Minor material amendment to application SE/16/00686/HOUSE for the Erection of two storey side/rear extension to provide study and utility room at ground floor level and bedroom with ensuite at first floor level. Provision of linked garage to side of house with storage/games room above and introduction of new vehicle access to serve garage onto Hilders Lane. To show an increase in height of garage addition, addition of Juliet balcony to rear of garage, addition of two rooflights to garage, increase the size of the first floor side and rear extension and provision of flue on rear of dwelling. **Ashcombe Cottage Hilders Lane Edenbridge KENT TN8 6LD** Ref. No: 16/02414/MMA

*Members support this application.*

8. **SDC PLANNING DECISIONS** – noted

9. **PLANNING BUSINESS**

**9.1 Land South Of Gaywood Farm Hole Lane Edenbridge TN8 6SL**

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

As the SDC Officers were minded to approve the above application, Cllr J Scholey called it to the Development Control committee – meeting on 8 September. Previously members said:

*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.*

Resolved: that Cllr R Bell would represent the Town Council at Development Control.

**9.2 Planning appeal APP/G2245/W/15/3011499 – Skinners Farm Skinners Lane Edenbridge KENT TN8 6LW**

Planning application for a Solar PV Park complete with landscaping mitigation, inverters, substation, security fence, infra red CCTV, access for the landowner to farm, new planting, and all necessary ancillary works. **Skinners Farm Skinners Lane Edenbridge KENT TN8 6LW** Ref. No: 14/03361/FUL

It was noted that the appeal against SDC's refusal of planning permission for the above has been dismissed by the Secretary of State.

**9.3 Planning Appeal APP/G2245/D/16/3147373 – Little Browns Cottage Honeypot Lane Edenbridge Kent TN8 6QJ**

Erection of a two storey side extension, infilling of existing covered veranda to front elevation with formation of new porch and extension over and infilling of existing covered veranda to rear elevation. Internal alterations. **Little Browns Cottage Honeypot Lane Edenbridge Kent TN8 6QJ** Ref No: 15/03807/HOUSE

It was noted that the appeal against SDC's refusal of planning permission for the above has been dismissed

**9.4 Planning powerpoint**

Members noted the link to the excellent Planning powerpoint.

<http://kaolc.memberlodge.org/resources/Documents/Councillors%20Conference%202016%20-%20Planning.pdf>

10. **TRANSPORT BUSINESS**

**10.1 Road issues**

**10.1.1 Hilders Lane junction update**

As another site meeting to discuss the various issues/concerns is due to take place soon, this item will come back to Planning & Transportation in due course.

**10.1.2 Parking**

**Strategic parking review for Edenbridge**

John Strachan, Parking Services Manager at SDC, has advised that a parking review could be undertaken by ETC and could scope as much as members wanted.

Members discussed the need to involve Kent Highways and SDC in view of the proposed 300 new houses, the relocation of medical services, the Primary School, parking on

Spitals Cross and Stangrove estate, and parking around the station environs.

Resolved: to consider the review after the forthcoming parking meeting with SDC officers.

**10.1.3 Buses review Surrey CC**

As a result of Surrey County Council's Local Transport Review, changes to the 236 bus service come into effect from 5 September 2016.

**10.2 Rail issues**

**10.2.1 Longer trains on the Uckfield line**

Some initial teething problems with the new longer trains, exacerbated by the strike this week resulting in no train services at all on either of the Edenbridge lines, were noted.

**10.2.2 Edenbridge Town station mural**

Members were impressed that the Edenbridge Town station mural had been shortlisted in the Community Rail Awards 2016, in Category 2A Community Art Schemes (Permanent).

Another youth club painting project was taking place at Edenbridge station, on the retaining wall along the footpath, and members were going to visit to give support.

**10.2.3 Edenbridge & District Rail Travellers' Association Newsletter – noted**

**10.2.4 Cut back of foliage along Station Approach**

Members were pleased that Southern had arranged for a substantial cut back of foliage in Station Approach.

**10.2.5 Rail update from Cllr M Robson**

Members noted the update from Cllr M Robson.

**10.3 Aviation issues**

**10.3.1 Update from Cllr C Pearman on the High Weald Councils Aviation Action Group**

At last month's meeting the decision by members of the HWCAAG to hire noise monitors was discussed. Cllr C Pearman recommended developments be noted at September Council, but he did not consider it was necessary for the Town Council to hire a noise monitor.

**10.4 Highways report – noted**

**11. PRESS RELEASE**

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

The meeting closed at 8.20pm.