

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 23 January 2017 at 7.30pm

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

In attendance: Cllr C Pearman, D Slater (Finance Officer), L Eaton (Admin Officer) and one member of the public, but no press.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs R Bell (unwell), J Scholey (holiday) and B Todd (family commitment).

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr M Robson declared a non-prejudicial interest in planning application 16/03938/OUT as he is 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

The applicant for application 16/03938/OUT explained that access to the site would be through the new development on land west of St John's Way, and confirmed that Hamsell Mead Farm had only been used as an egg farm, never as an abattoir.

He then left the meeting

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 19 December 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

5.1 Lights on eastern side of old stone bridge

It was noted Kent Highways recently had all the lanterns on the old stone bridge in light, although there were now problems with two of them, and the Council's groundstaff had been contracted by SDC to clear all the foliage at both ends of the footbridge to improve visibility.

5.2 TRO 2013 Amendment 18 - Statutory Consultation - Parking Proposal - Ashby's Close

It was noted that when the parking proposal went to the Sevenoaks Joint Transportation Board in December, it was recommended the proposal be abandoned.

6. PLANNING APPLICATIONS TO BE CONSIDERED

Erection of a single storey side extension. Removal of shed and car port. Internal alterations and alterations to fenestration. **4 Sandstone Cottages Marsh Green Road Marsh Green Edenbridge KENT TN8 5PX** Ref. No: 17/00028/HOUSE

Members support this application.

Variation of conditions 2,3,12,13,14,16,17 & 21 (pre-commencement conditions) of application SE/13/00134/FUL (Demolition of existing buildings and erection of food store, along with car

parking, recycling centre, servicing arrangements, junction improvements, access and landscaping. Erection of petrol filling station.) to defer submission of certain matters until after demolition has occurred. **Land At Station Road & Fircroft Way Edenbridge TN8 6HQ** Ref. No: 16/03986/CONVAR

Members support this application.

Erection of up to 20 new homes. **Hamsell Mead Farm Sunnyside Edenbridge KENT TN8 6HP** Ref. No: 16/03938/OUT

Members support this application.

For information

Details pursuant to condition 7 (sustainable homes) of planning permission SE/14/01027/FUL **19A Springfield Road Edenbridge Kent TN8 5HQ** Ref. No: 16/03930/DETAIL

Details pursuant to condition 3 (soft landscaping) of planning permission SE/16/01543/MMA **Site Of Edenbridge Bowling Club Grange Close Edenbridge KENT TN8 5LT** Ref. No: 16/03859/DETAIL

A replacement conservatory to the rear of property. **Marlpit Cottage Pit Lane Edenbridge KENT TN8 6BD** Ref. No: 16/03753/LDCPR

7. SDC PLANNING DECISIONS – noted

8.1 Planning Appeal APP/G2245/W/16/3159096

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

An appeal had been made to the Secretary of State against SDC's refusal of planning permission for the above and the Chairman, Cllr S McGregor, was to represent Edenbridge Town Council at the hearing on 24 January at SDC. Members were advised a local businessman had made an offer for the site to keep it in employment.

8.2 Planning Appeal APP/G2245/D/16/3158947

Extension to existing dormer. Alterations to fenestration. **Burnwithian Stick Hill Edenbridge TN8 5NJ** Ref.No. 16/00962/HOUSE

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

8.3 Planning Appeal APP/HGW/16/411

Removal of two sections of hedgerow. **Chiswell Farn, Shernden Lane, Marsh Green** Ref. No. 16/00475/HDNOT

It was noted the appeal to the Secretary of State against SDC's refusal of planning permission for the above had been allowed.

8.4 Enforcement Notice relating to Gaywood Farm, Hole Lane, Edenbridge, TN8 6SL

It was noted SDC had issued an Enforcement Notice relating to Gaywood Farm, due to take place within two months from 28 January – cease use of land for the parking of cars, buses, caravans and other vehicles; remove hard surfacing from the land; reinstate the land to its former condition before the development took place.

8.5 Appeal decisions

It was drawn to members' attention that there had been a number of recent examples of unusual Planning Appeal decisions. There appears to have been a move to exceed 50%, particularly

where there has been a rebuild, and more emphasis seems to be put on screening of extensions in the green belt and around travellers' site, which may lead to an increase in appeals.

8.6 Local Plan Review

SDC needs help updating a survey of local services and facilities – shops, schools, etc.

Resolved: Cllrs M McArthur, A Layland, R Davison and Mrs J Davison would check and amend the list of current services in Edenbridge, as necessary.

8.7 Green Belt Assessment

A document is being presented to the SDC Planning Advisory Committee, assessing a number of sites in Edenbridge as meeting the criteria for green belt. It was noted a small number of weaker performing parcels have been identified and further work is being undertaken to assess them.

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Drainage

Although gulleys were cleared late last year, outstanding issues and further investigations were due to take place in Crouch House Road on 8 February. Letters to landowners in Marsh Green were expected to have been sent by the time of the meeting.

It was reported that recent problems with blocked drains and ice had caused an accident.

9.1.2 Freight Action Plan for Kent

KCC is currently updating its Freight Action Plan for the county. The consultation runs from 16 January to 12 March, and it was

Resolved: Cllr M McArthur would respond to the consultation on behalf of the Town Council and Cllr B Orridge would respond as an individual.

9.2 Rail issues

9.2.1 DfT funding available 'for enhancing the passenger experience'

It was noted an application for DfT funding for the installation of disabled access at both Edenbridge stations, and increased parking including a 'double decker' car park at Edenbridge Town station, had been submitted, supported by KCC, EDRTA and Tom Tugendhat MP.

9.2.2 Edenbridge & District Rail Travellers' Association Newsletter – noted

9.2.3 Update from Cllr M Robson – it was reported there was increased interest in the BML2 project.

9.3 Aviation issues

9.3.1 Update from Cllr C Pearman – Cllr C Pearman elaborated on the following two items.

9.3.2 Consultation on night flight restrictions

The Government is consulting on night flight restrictions at designated airports. KCC will be maintaining that there's no need for any night flights at Gatwick. Parish Councils and ad hoc pressure groups around Gatwick are not fully in agreement with each other.

9.3.3 Gatwick Airport Noise Management Board meeting

The next Gatwick Airport Noise Management Board meeting will be held on 31 January, and there is an opportunity to hear more about noise management during the public meeting.

9.4 Highways report – noted

10. PRESS RELEASE – no items on the agenda for which members wished to issue a press release.

The meeting closed at 8.18pm