

Minutes of the extra ordinary meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall at 7.30pm on Monday 26 June 2017

Present: Cllrs J Barnett, R Bell, T Bryant, Mrs J Davison, R Davison, A Layland, V Maynard, M McArthur, S McGregor, J Scholey and B Todd

In attendance: Christine Lane (Town Clerk), Cllr C Pearman, 13 members of the public and no press

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllr B Orridge (unwell). Cllr M Robson was absent.

2. DECLARATION OF INTERESTS OR PREDETERMINATION, including interests not already registered - none

Members of the District Council wish to state that although they will 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.

2. PUBLIC QUESTIONS

Residents living adjacent, or close to, the application raised their concerns regarding planning application 17/01690/FUL for a new care home at Abbeyfield /Stangrove Lodge. These included the impact of increasing the height from the previous (Abbeyfield) plan for a two story building to three stories. Issues of privacy and overlooking, and light pollution from the stairwells, were mentioned specifically. The need for further provision of care homes and whether this was the best use of the land was raised. In addition, a question as to whether the application fitted with the emerging Neighbourhood Plan with regard to rooflines was asked. Concerns over the use of the development as a short cut into the town were raised.

Residents asked why there had been so little time between notification and the meeting, and it was explained that this Council's position was the same as the residents and it only had 21 days to respond. This extra meeting had been arranged, and correctly publicised, to enable residents' to attend and comment if they wished to. It was stressed that individual residents' comments should also be submitted in writing to the planning authority, within the time scale, so that they would be taken into account.

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 19 June 2017 – not available to be presented until 17 July

5. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY – None

6. PLANNING APPLICATIONS TO BE CONSIDERED

Alteration, extension and change of use to rear to form 2 no. Two bedroom flats C3. Retention of existing commercial unit to front. Demolition of existing bank vault to rear. **45 - 47 High Street Edenbridge KENT TN8 5AE Ref. No: 17/01842/FUL**

Members objected to this planning application as no parking had been provided.

Demolition of existing vacant care home and redevelopment to provide a new care home (Use Class C2) with a total of 85 rooms; integrated communal and support facilities, landscaped residents gardens, staff areas, refuse storage, parking and associated infrastructure and services.

Abbeyfield Stangrove Lodge Manor House Gardens Edenbridge KENT TN8 5EG Ref. No: 17/01690/FUL

Members object to this application. Stating that, whilst the increase in height to three stories fronting Mont St Aignan Way was acceptable, it is particularly important to ensure that the development is not overbearing to the smaller properties in Manor House Gardens and that those in Stangrove Road are not overlooked.

Should the application be granted, Members recommended that the glass in the windows of the stairwells should be one-way so that light pollution is minimised.

Members remain extremely concerned over the safety of staff and visitors crossing Mont St Aignan Way to access the completed site, some of whom will be elderly, and suggest that a pedestrian access be created closer to Stangrove Road, which could then be safely accessed via a short stretch of pavement from the junction of Mont St Aignan Way and Stangrove Road. The introduction of a left turn only into and out of the site would improve road safety.

There are also concerns that pedestrians may try to use the site as a shortcut to the town or railway station, unless it is sufficiently secured to prevent this, and the possibility of vulnerable residents accessing Mont St Aignan Way.

The Officer is asked to check that the balance of external materials is appropriate and that large expanses of white render and boarding are proportionate and in keeping with surrounding properties. The use of additional boundary vegetation could be used to soften the impact for neighbours.

Members require the access from Mont St Aignan Way be created first, and all deliveries and construction vehicles to use this access. Onsite parking must be provided for all construction workers.

Members would wish to see some beds allocated for use by the NHS to ease bed blocking.

The current site is the home to a sundial donated to the town from its twin town Mont St Aignan. Members would like assurances that this would be included in the garden of the new development.

Part demolition of single storey side extension and erection of single storey side and rear extension.
123A Lingfield Road Edenbridge KENT TN8 5DY Ref. No: 17/01552/HOUSE

Members support this application

For Information

Crown Oak Buildings **Gabriels Farm Marsh Green Road Marsh Green Edenbridge KENT TN8 5PP 17/01896/DETAIL - noted**

7. PRESS RELEASE

There were no issues for which members wished to issue a press release.

The meeting closed at 8.14pm.