

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 22 May 2017 at 7.30pm

Present: Cllrs R Bell, T Bryant, Mrs J Davison, R Davison, A Layland, M McArthur, S McGregor, B Orridge, M Robson, B Todd.

In attendance: D Slater (Finance Officer), L Eaton (Admin Officer), C Lane (Town Clerk), five members of the public, no members of the press.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs J Barnett (unavoidably detained) and J Scholey (holiday).

2. DECLARATION OF INTERESTS OR PREDETERMINATION, including interests not already registered

Cllr S McGregor declared a prejudicial interest in planning application 17/01199/FUL, being a near neighbour, and a non-prejudicial interest in planning application 17/01419/HOUSE as he knows a neighbour of the applicant.

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.

3. ELECTION OF CHAIRMAN

Cllr A Layland was nominated as Chairman and, there being no other nominations, members

Resolved: Cllr A Layland be elected Chairman for the ensuing year.

4. ELECTION OF VICE CHAIRMAN

Cllr B Todd was nominated as Vice Chairman and, there being no other nominations, members

Resolved: Cllr B Todd be elected Vice Chairman for the ensuing year.

The meeting was closed

5. PUBLIC QUESTIONS

A neighbour to planning application 17/01380/FUL spoke of his concerns – the closeness of the development to his boundary; loss of privacy and increased noise; the recent demolition of the lean-to and construction of a new building, with new footings; the long-standing issue of flooding in the area (photos provided); and an increase in the number of vehicles exiting on a blind bend into Lydens Lane.

A member of Edenbridge Cricket Club spoke in support of their application 17/01010/FUL. He explained the pavilion was well over 50 years old and becoming uneconomic to maintain, and there were issues with having a separate toilet block. The new pavilion will be in memory of Matt Cox, and part of the legacy is to make it a community facility that could be used throughout the year.

Cllr S McGregor spoke about application 17/01199/FUL, which he felt had merit. The site is derelict employment land; no residents had complained about the proposed housing; there were already three-storey houses on St John's Way; and this Council had suggested the land for housing.

The meeting was reopened

6. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 24 April 2017

Resolved: that the minutes be signed by the Committee Chairman as a true and accurate record of the meeting.

7. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY – none

8. PLANNING APPLICATIONS TO BE CONSIDERED

Proposed demolition of garage and three outbuildings and erection replacement garage/outbuilding. **Oakdene 5 Delaware Cottages Hever Road Edenbridge KENT TN8 7LD**
Ref. No: 17/01419/HOUSE

Members support this application but, because of all the recent planning history, would like the Officer to confirm the application is not significantly bigger than the existing building.

The conversion of a detached garage/coach house on land originally part of the Farm Lodge garden to residential. **Land South Of Holmcroft And Farm Lodge Lydens Lane Hever KENT TN8 7EP** Ref. No: 17/01380/FUL

Members object to this application. It would appear significant works, including the installation of new footings, have been carried out to improve the original building, which not considered substantial enough. It was previously refused as neither the existing garage, nor greenhouse, nor gap between them, meet the requirement of Policy GB7 (b) 'the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.'

Members still consider this to be a new dwelling in the green belt. Furthermore, additional hardstanding in the area could add to the significant flooding in the area.

Converting a disused existing storage barn from to ancillary accommodation. **Edenbridge House Lingfield Road Edenbridge KENT TN8 5HW** Ref. No: 17/01303/HOUSE

Members support this application, provided it is ancillary to the existing building and not a new dwelling.

Cllr S McGregor left the room

Erection of 9 dwellings using existing means of vehicular access with associated car parking and landscaping. **56 Station Road Edenbridge Kent TN8 6HG** Ref. No: 17/01199/FUL

Members support the application for 9 dwellings, on condition that further properties cannot be added at a later date to avoid CIL payment. The numerous balconies overlooking Station Road would benefit from improved aesthetics to the roundabout, if this former employment land is to be developed for housing, and this should be included in the scheme.

Cllr S McGregor returned

Proposed demolition of the existing single storey cricket pavilion and separate toilet block and replacement with a new single storey community pavilion building, inclusive of toilet facilities, with access for the disabled. **Edenbridge Cricket Club Mill Hill Edenbridge KENT TN8 5DA**
Ref. No: 17/01010/FUL

Members strongly support this application. The Design & Access Statement was missing, and members propose that improvement to the sight line at the entrance onto Mill Hill should be included in view of the likely increased traffic.

Proposed single storey rear extension, change of use from single garage to habitable space, bring existing garage wall out slightly in line with main house. Update house aesthetically. **45 Manor House Gardens Edenbridge KENT TN8 5EG** Ref. No: 17/01323/HOUSE

Members support this application.

Details pursuant to condition 6 (Desk top study) of planning permission SE/16/02902/MMA. **Chiswell Farm Shernden Lane Marsh Green Edenbridge Kent TN8 5PR** Ref. No: 17/01462/DETAIL

Details pursuant to condition 3 (Cycle parking provision) of SE/12/00948/FUL. **64 High Street Edenbridge KENT TN8 5AJ** Ref. No: 17/01416/DETAIL

Members wish the Conservation Officer to be alerted.

Details pursuant to condition 4 (Removal of partitions) of SE/12/00949/LBCALT. **64 High Street Edenbridge KENT TN8 5AJ** Ref. No: 17/01480/DETAIL

Members wish the Conservation Officer to be alerted.

Details pursuant to condition 3 (Insertion of new doors) of SE/12/00949/LBCALT. **64 High Street Edenbridge KENT TN8 5AJ** Ref. No: 17/01414/DETAIL

Members wish the Conservation Officer to be alerted.

Details pursuant to condition 4 (Soft Landscaping) of SE/12/00948/FUL. **64 High Street Edenbridge KENT TN8 5AJ** Ref. No: 17/01483/DETAIL

Members wish the Conservation Officer to be alerted.

9. LICENSING APPLICATIONS TO BE CONSIDERED

Members noted the application for short term storage of alcohol and fulfilment of orders **Colorado Craft Spirits Ltd Edenbridge House Lingfield Road Edenbridge TN8 5HW** Ref. No: 17/01515/LAPRE

10. SDC PLANNING DECISIONS – noted

11. PLANNING BUSINESS

11.1 Planning Appeal APP/G2245/C/17/3168188

Without Planning Permission 1) the change of the use of the land for the parking of cars, buses, caravans and other vehicles and 2) the carrying out of operational development namely the laying of a car park on the land. **Gaywood Farm Hole Lane Edenbridge KENT TN8 6SL** Ref. No: 17/00015/ENF

An appeal has been made to the Secretary of State against the issue of an Enforcement Notice by SDC. It was an Enforcement Notice, and not a specific planning application, but members could have made comments. After consulting with the Chairman and Vice Chairman of the Committee, it was agreed the following comments be forwarded to the Planning Inspectorate.

Edenbridge Town Council members strongly object to the use of this land for storage of cars, buses, caravans and other vehicles in the Green Belt. Part of the site has been used for the open storage of caravans and members also strongly object to this, particularly if they are occupied or used for sleeping in.

11.2 Enforcement Notice 17/00249/ADV

It was noted an Enforcement Notice had been issued to **Monkey Puzzle Nursery** because of their unauthorised illuminated projecting advertisement, erected at their premises in the High Street.

11.3 Parking in Station Approach

Members noted the reply from Yvonne Leslie, GTR, stating that they didn't plan to change the evening restrictions at this stage, and the taxi company now had permits allowing the use of some of the bays. They

Resolved: to go back to Southern about the issue of evening charges in Station Approach affecting community use of the WI Hall.

11.4 Tandridge District Council Garden Village proposal

Alan Dyer, former Planning Officer at SCD, had agreed to give advice on the matter, and a meeting had been arranged for Tuesday 23 May between him and the working group, comprised of Cllrs M McArthur, Mrs J Davison, R Davison, A Layland and S McGregor.

12. TRANSPORT BUSINESS

12.1 Road issues

12.1.1 Kent County Council Highways Tracker Survey Report

The Tracker Survey Report on <http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/highways-transportation-and-waste-tracker-survey-report> was noted.

12.1.2 Kent Highways visibility cuts and weed spraying

Members noted the work to be carried out by Kent Highways – visibility cuts at the junctions of Crouch House Road and Little Browns Lane, Four Elms Road and Swan Lane, and Hever Road and Phillippines Close; and weed spraying in Edenbridge during the week commencing 29 May.

12.1.3 White lines in the High Street

In October 2014 the Clerk made a request to Highways for the white lines in the town centre to be repainted – this work was carried out during April and the High Street looks much improved.

12.2 Rail issues

12.2.1 London and South Coast Rail Corridor Study

Cllr M Robson attended the Uckfield Line parishes meeting on 11 May, when it was hoped a combined response to the London and South Coast Rail Corridor Study would be proposed. It was now anticipated this will happen at the next meeting in three months' time.

12.2.2 Update from Cllr M Robson – none

12.3 Aviation issues

12.3.1 Update from Cllr C Pearman

Cllr C Pearman was unable to attend the meeting but Cllr B Orridge gave an update on his behalf. The Town Council's submissions to the Dft were due to be sent by 25 May.

12.3.2 Air Space and Heathrow Second Runway Consultations

HWCAAG's draft responses to the consultations on Airspace and Heathrow's second runway were noted. Members

Resolved: not to be included in the response.

12.3.3 Airspace Consultation Joint Prime Minister Letter

Members noted the Aviation Environment Federation was writing to the Prime Minister, and that HWCAAG intended to be added to the list of communities supporting the letter.

12.4 Highways report – noted

13. PRESS RELEASE

Members wished to issue a press release on the actions being taken by the Town Council regarding parking charges in Station Approach.

The meeting closed at 8.25pm