

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

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

In attendance: D Slater (Finance Officer), L Eaton (Admin Officer), two members of the public, no press.

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received, noted and accepted from Cllrs R Bell (work commitment), T Bryant (work commitment) and V Maynard (unwell). Cllr M Robson was absent.

**2. DECLARATION OF INTERESTS OR PREDETERMINATION**

Cllr S McGregor declared a pecuniary interest in item 6, information regarding Land North of Railway Line and West of St Johns Way Ref. No: 17/03191/DETAIL, being a near neighbour.

*The meeting was closed*

**3. PUBLIC QUESTIONS**

A member of the public spoke on application 17/02822/FUL for the Swan Inn. He was concerned about the over-supply of this kind of starter accommodation, which risked Marlpit Hill becoming the dormitory part of the town; considered ten parking spaces for nine flats to be completely inadequate; was concerned about the proposed exit onto Main Road, so close to the junction with Swan Lane and other side roads; and felt any development would cause more major disruption having already had to endure work on the dairy site.

*The meeting was reopened*

**4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 25 September 2017**

Resolved: that the minutes of the meeting held on 25 September be signed by the Committee Chairman as true and accurate records of the meetings.

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

**6. PLANNING APPLICATIONS TO BE CONSIDERED**

Development of a 3 storey Residential Building. New access. **Land South Of Swan Inn Swan Lane Edenbridge KENT TN8 6BA** Ref. No: 17/02822/FUL

*Members strongly object to this application.*

*There is a history of neighbouring residents' complaining about noise emanating from the Swan Inn (some officially made to Environmental Health and some made unofficially to local members). The proposed development is very close to the Swan Inn and its open area at the front which is used in summer months.*

*It is over-development and, with only ten parking spaces for nine flats, will impact on nearby roads that are already under a lot of pressure. There is poor public transport locally and cars are essential in this rural location.*

*The houses down the lane by Uplands are very close and would be over-looked by the proposed three storey development. It is too oppressive, will be significantly higher than the buildings on either side (Swan Inn and Uplands) and will have a detrimental effect on the street scene.*

*The Swan Inn frequently has display boards on the corner of Swan Lane and Main Road,*

*which already impact on the sight lines of traffic leaving Swan Lane. The proposed entrance to the development would be adversely affected by these display boards.*

*The proposed exit is onto Main Road, the busy access route from the north of the town. There is already a lot of traffic coming out of Swan Lane, the exit adjacent to Uplands (with Meadow Lane opposite), Eden Chase and Pit Lane. This proposed additional exit is right by the bus shelter and bus stop, and there is no nearby logical place for these to be relocated. An additional danger is for school children congregating here in the morning.*

Replace fixed door light on SW elevation with two-light window. Replace garage door with bi-folding doorset on NE elevation. Alterations to floor plan layout on all floors, including removal of partitions and erection of new partitions. Upgrade of garage/store to study/office. Replacement and relocation of stairs. Removal of 2 in number collars above mezzanine floor and replace with timber struts or metal reinforcement. **The Granary Stanfords End Hartfield Road Edenbridge KENT TN8 5NF** Ref. No: 17/03201/HOUSE

*Members support this application.*

Replace fixed door light on SW elevation with two-light window. Replace garage door with bi-folding doorset on NE elevation. Alterations to floor plan layout on all floors, including removal of partitions and erection of new partitions. Upgrade of garage/store to study/office. Replacement and relocation of stairs. Removal of 2 in number collars above mezzanine floor and replace with timber struts or metal reinforcement. **The Granary Stanfords End Hartfield Road Edenbridge KENT TN8 5NF** Ref. No: 17/03202/LBCALT

*Members support this application, provided the Conservation Officer is satisfied.*

Erection of a two storey side extension. Demolition of garage and store. **74 Ridge Way Edenbridge KENT TN8 6AP** Ref. No: 17/03092/HOUSE

*Members support this application, on condition double yellow lines are put on the corners of Ridge Way and Swan Ridge.*

Erection of a single storey ground floor and single storey first floor extension with hipped roof to the rear. **2 Pretoria Cottages Marsh Green Road Marsh Green Edenbridge KENT TN8 5QD** Ref. No: 17/03079/HOUSE

*Members support this application, but wish the Officer to check the 50% rule.*

New side door to provide access to flat above Marino's and internal alterations. **18 High Street Edenbridge Kent TN8 5AG** Ref. No: 17/02802/LBCALT

*Members support this application, provided the Conservation Officer is satisfied, but wonder why there isn't a separate planning application under HOUSE.*

#### **For information**

Details pursuant to condition 4 (precautions to prevent deposit of substances) of appeal APP/G2245/A/14/2216820 relating to planning application 12/01665/FUL. **Abbeyfield**

**Stangrove Lodge Manor House Gardens Edenbridge KENT TN8 5EG** Ref. No: 17/03267/DETAIL

Details pursuant to condition 5 (access plan) of appeal APP/G2245/A/14/2216820 relating to planning application 12/01665/FUL. **Abbeyfield Stangrove Lodge Manor House Gardens Edenbridge KENT TN8 5EG** Ref. No: 17/03308/DETAIL

Details pursuant to condition 10 (samples of materials) of Appeal G2245/W/15/3130787 relating to planning application 14/03783/OUT. **Land North Of Railway Line And West Of St Johns**

**Way St Johns Way Edenbridge KENT Ref. No: 17/03191/DETAIL**

**The following planning applications were considered outside the meeting**

Removal of conditions 2 (materials and equipment) and 4 (reinstating land to original condition) and variation of conditions 1 (occupants) and 3 (number of mobile homes and caravans) of application reference 13/02565/FUL. A mixed use application for the retention of a barn for B1 use and the use of land for the stationing of caravans for residential purposes for 7 No gypsy pitches together with the formation of additional hard standing ancillary to that use with amendments to the number of mobile homes and touring caravans and names of persons occupied on the site. **Seven Acres Farm Hever Road Edenbridge KENT TN8 5DJ Ref No: 17/02703/CONVAR**

*Members object to the application for additional hard standing as there is no mention of flood alleviation. They are keen that any development should show appreciation of sustainable drainage systems.*

*Since there is only temporary permission, which expired in February 2017, the condition to return it to a green field must be retained. In fact, it should have been returned to green field "within one month following cessation of the use or the expiry of this permission", therefore this should now be required.*

*There is pressure on the green belt all around the town, and several parcels of land have been sold with the intention of similar development – none of them should be allowed to breach legal planning regulations. Granting this application could create a precedent.*

Proposed single storey rear extension with lantern. **1 Oxfield Edenbridge KENT TN8 6BN Ref No: 17/03234/HOUSE**

*Members support this application.*

**7. SDC PLANNING DECISIONS – noted**

**8. PLANNING BUSINESS**

**8.1 Tandridge District Council Local Plan – Garden Village Consultation**

Sevenoaks District Council's response to the above was noted, and members praised the conclusion by the Planning Officer.

**8.2 Temporary Street Closure Orders**

The Temporary Street Closure Orders for the Bonfire Parade on Saturday 4 November and for the Remembrance Day Parade on Sunday 12 November were noted.

**9. TRANSPORT BUSINESS**

**9.1 Road issues – none**

**9.2 Rail issues**

**9.2.1 Update from Cllr M Robson – none**

**9.3 Aviation issues**

**9.3.1 Update from Cllr C Pearman**

**9.3.2 DfT Aviation Strategy: call for evidence**

A copy of KCC's response to the Department for Transport's call for evidence for the forthcoming Aviation Strategy was noted. It sets out KCC's great experience in issues around the aviation sector. Members

Resolved: to accept Cllr Pearman's offer to complete the questionnaire on behalf of the Town Council, along with the one on night flights.

**9.4 Highways report – noted**

**10. PRESS RELEASE – none.**

The meeting closed at 8.14pm