



# Edenbridge Town Council

Town Clerk: Christine Lane CertHE Local Policy



To: Cllrs J Barnett, R Bell, T Bryant, Mrs J Davison, R Davison, A Layland (Chairman), V Maynard, M McArthur, S McGregor, B Orridge, M Robson, J Scholey, B Todd (Vice Chairman)

**A meeting of the PLANNING & TRANSPORTATION COMMITTEE will be held in Rickards Hall at 7.30pm on Monday 18 December 2017**

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## AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATION OF INTERESTS OR PREDETERMINATION**, including interests not already registered  
*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. **PUBLIC QUESTIONS**  
The members of the Committee will receive questions and statements from the public (this is the only opportunity for members of the public to make a contribution during the meeting) and from members with interests on items in the Agenda. Both members and public are limited to 3 minutes per person to speak.
4. **TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 27 November 2017**
5. **MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY**
6. **PLANNING APPLICATIONS TO BE CONSIDERED**
7. **SDC PLANNING DECISIONS**
8. **PLANNING BUSINESS**
9. **TRANSPORT BUSINESS**
  - 9.1 **Road issues**
    - 9.1.1 **Sevenoaks District Council street numbering**
    - 9.1.2 **Road closures**
  - 9.2 **Rail issues**
    - 9.2.1 **Missing Link Autumn Newsletter**
    - 9.2.2 **Station Travel Plans**
    - 9.2.3 **Update from Cllr M Robson**
  - 9.3 **Aviation issues**
    - 9.3.1 **Draft Airports National Policy Statement – further consultation**
    - 9.3.2 **Aviation Noise Impact consultation**
  - 9.4 **Highways report**
10. **PRESS RELEASE**

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**REPORT PLANNING AND TRANSPORTATION – 18 December 2017**

5. **MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY – none**
6. **PLANNING APPLICATIONS TO BE CONSIDERED**  
Proposed window alteration on front (east) elevation of building. **Bridges High Street Edenbridge KENT TN8 5AJ** Ref. No: 17/03834/LBCALT

Demolition of existing public house, accommodation and out buildings and replacement with ground floor office with first floor accommodation at front of site with No.2 one bed apartments, 2No. two bed apartments and 2No. three bed town houses to rear of site. **The Star Inn 130 High Street Edenbridge KENT TN8 5AY** Ref. No: 17/03701/FUL

New external wall mounted air-con units and freestanding generator. **Ambe Ltd Ambe House Commerce Way Edenbridge KENT TN8 6ED** Ref. No: 17/02821/FUL

**For information**

Prior notification of a single storey rear extension which extends 5m beyond the rear wall of the original dwelling house with a maximum height of 3.3m and eaves height of 3m. **Homestead Lodge Homestead Road Edenbridge KENT TN8 6JD** Ref. No: 17/03695/PAE

Details pursuant to condition 6 (ecological assessment) of Appeal ref: G2245/W/16/3159096 relating to planning application ref: SE/15/00376/FUL **Westerham House Fircroft Way Edenbridge KENT TN8 6EL** Ref. No: 17/03687/DETAIL

Details pursuant to condition 7 (ecological protection) of Appeal ref: G2245/W/16/3159096 relating to planning application ref: SE/15/00376/FUL **Westerham House Fircroft Way Edenbridge KENT TN8 6EL** Ref. No: 17/03728/DETAIL

Details pursuant to condition 6 (phasing plan) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03676/DETAIL

Details pursuant to condition 11 (tree protection) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03708/DETAIL

Details pursuant to condition 13 (slab levels) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03709/DETAIL

Details pursuant to condition 22 (sewer capacity) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03710/DETAIL

Details pursuant to condition 23 (foul and surface water) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No:

17/03711/DETAIL

Details pursuant to condition 27 (construction method statement) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03712/DETAIL

Details pursuant to condition 32 (contamination risk assessment) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03713/DETAIL

Details pursuant to condition 15 (external lighting) of Appeal ref: G2245/W/3130787 relating to planning application ref: SE/14/03783/OUT. **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF** Ref. No: 17/03717/DETAIL

## 7. **SDC PLANNING DECISIONS**

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

**Granted**

Remove rear bay window and fit double doors. Fit safety railing around area with partial privacy screen. Remove dwarf brick wall to allow direct escape route. **16A High Street Edenbridge KENT TN8 5AG** Ref. No: 17/02050/FUL

**Granted**

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

**Granted**

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

**Granted**

Two storey extension to existing building to create a one two-bedroom flat. **Aniseed Wealden Villas 31A High Street Edenbridge KENT TN8 5AD** Ref. No: 17/03061/FUL

**Granted**

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

**Granted**

Variation of section 106 agreement relating to the change of use of existing redundant farm buildings approved under reference SE/93/0334 dated 13th July 1994. **Gaywood Farm Hole Lane Edenbridge KENT TN8 6SL** Ref. No: 17/00519/VAR106

**Granted**

Details pursuant to condition 3 (landscaping) of planning permission SE/15/00125/FUL. **Shelbor Cattery Hartfield Road Edenbridge KENT TN8 5NH** Ref. No: 16/03523/DETAIL

**Granted**

Details pursuant to condition 5 (construction method of access and parking) of planning permission SE/16/029025/MMA. **Chiswell Farm Shernden Lane Marsh Green Edenbridge Kent TN8 5PR** Ref. No: 17/02809/DETAIL

**Granted**

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**

**Granted**

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**

**Granted**

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**

**Withdrawn**

**8. PLANNING BUSINESS – none**

**9. TRANSPORT BUSINESS**

**9.1 Road issues**

**9.1.1 Sevenoaks District Council street numbering**

SDC has advised that the addresses for the development of three new houses along Four Elms Road are 1, 2 and 3 Beechwood Row, Four Elms Road, TN8 6AB.

**9.2 Road closures**

The following closures are to enable the reinstatement of road studs to be carried out by Kent Highways.

B2027 Four Elms Road, Edenbridge – Wayside Drive to Railway Bridge – on 5 January 2018 for 1 night between 11.45pm and 05.00am. The alternative route is via B2026 Main Road, Swan Lane and vice versa.

B269 Spout Lane, Crockham Hill – B2026 Main Road to Dennettsland Road – on 10 January 2018 for 1 night between 11.45pm and 05.00am. The alternative route is via B2026 Main Road, Dennettsland Road and vice versa.

**9.2 Rail issues**

**9.2.1 Missing Link Autumn Newsletter**

This edition of the Missing Link (copies in Doggetts Barn) features the latest news and interest being shown by investors prepared to fully fund and construct BML2. The project entails massive investment in the rail network in Sussex, Kent and London, which is supported by local councils and Members of Parliament.

**9.2.2 Station Travel Plans**

Andy Harrowell, Corporate Social Responsibility Manager, GTR, has sent the following email – the Travel Plans for Redhill and Oxted are available in Doggetts.

“During the year we do have small sums of money to put into station works, including our Small Station Improvement Fund and Minor Works schemes. We would welcome the input of the SCRPs steering groups as to any area outlined in the documents that they feel are priorities, or perhaps see the potential to work together on with funding support.

Obviously, we have a large network and have to ensure that we cover a wide geographic area with the money we have available, however we would be interested in hearing any local feedback from your lines.”

**Unfortunately neither of the Edenbridge stations feature, but do any members wish to look at the plans and give feedback?**

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

**9.3 Aviation issues**

**9.3.1 Draft Airports National Policy Statement – further consultation**

Cllr C Pearman has given an update on the above consultation.

“Having now gone through the relevant papers upon which this latest opportunity to consult is based, I recommend that no further action or response to the consultation is required at this point in time for the following reasons:

As the consultation opportunity recommends, that ‘if you responded to the first consultation you do not need to repeat points made previously as we are considering these in full.’ (p27) (NB We did respond, as did KCC, so we can follow the recommendation not to repeat the points).

As the new consultation opportunity points out, ‘The new data and changes to the draft Airports National Policy Statement do not change the views expressed in the February consultation, namely that: (i) there is a need for additional airport capacity in the South East of England by 2030: and (ii) the Government’s preferred scheme for meeting that need is the Heathrow Northwest Runway scheme.’ (para 4.1 at p26) (NB This statement is at the heart of our previous submissions to the consultation opportunities).

‘The Heathrow Northwest Runway remains the Government’s preferred option.’ (p20) (NB Reiterates and confirms the previous point).

‘The Government’s view remains that impacts of the (proposed) Gatwick Second Runway on a ‘priority habitats site’ cannot be ruled out.’ (p20) (NB This confirms one of our major concerns which we expressed through the response opportunities, namely, that overflying AONB and rural / farming communities had negative impacts which needed to be acknowledged and given full consideration which, obviously from this Government’s statement as quoted, has now been acknowledged.)

The Government is committed to a ‘new independent body to ensure that local communities have a greater say in how aviation noise is managed.’ (p4) (NB This, again, has been a major feature of our responses to the consultations and is based upon the obviously fact that neither GATCOM nor the NMB are remotely independent of the aviation industry and cannot, therefore, exert any real influence on behalf of local communities affected by aviation noise. Perhaps the proposed new body will!)

The latest updated consultation carries the commitment that there will be a ‘new ban on scheduled night flights’ (p4) (NB This is and has been the essential point which we have continuously made in all of our responses to the various consultations, namely, that there should not be any night flights between 11 pm and 6 am the next day, and every day; this is the fundamental aspect of aviation noise mitigation – no night flights; everything else is of secondary importance, so it is reassuring to see that the Government has acknowledged this and made the commitment as quoted.)

The above quotations are, of course, merely ‘words’ at this stage, and much will obviously depend upon ‘political decisions’ if, as and when these might arise in the months and years ahead, but at least the Government is continuing to move in the right direction.”

### **9.3.2 Aviation Noise Impact consultation**

Cllr C Pearman has responded to the above consultation (Response ID code – ANON-82J7-JATX-2).

### **9.4 Highways report – hard copy available with the plans**

## **10. PRESS RELEASE**

Are there any items on the agenda for which members would like to issue a press release?

## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 314445

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** Member of Public  
**Subject :** Non Illuminated Damaged  
**Site :** FIRCROFT WAY  
**Location :** The concrete Bollards outside the factories on Left hand side when travelling south  
**Service :** Bollards  
**Recorded Date :** 22-Nov-2017 **Last Logged Date :** 04-Dec-2017  
**Response Date :** **Completion Target :** 27-Dec-2017

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**Enquiry Number :** 314719

**Outstanding :** Y **Enquiry Status :** Job attended, more work required  
**Customer Type :** Member of Public  
**Subject :** Blocked Drain/Gully  
**Site :** RIDGE WAY  
**Location :** Outside No3 Ridgeway on S bound side. Drain blocked to road level.  
**Service :** Drainage and Flooding  
**Recorded Date :** 23-Nov-2017 **Last Logged Date :** 05-Dec-2017  
**Response Date :** 23-Dec-2017 **Completion Target :** 05-Dec-2017

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**Enquiry Number :** 51962829

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** Member of Public  
**Subject :** Property Damaged by Flood  
**Site :** CROUCH HOUSE ROAD  
**Location :** O/s 86  
**Service :** Drainage and Flooding  
**Recorded Date :** 27-Nov-2017 **Last Logged Date :** 30-Nov-2017  
**Response Date :** 27-Dec-2017 **Completion Target :** 18-Dec-2017

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**Enquiry Number :** 317231

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Damaged  
**Site :** PLOVER CLOSE  
**Location :** In front of number 17 just before the steps, the ground has given way. I have a broken arm and I almost fell when I stepped there and it was hidden with leaves. This could of been a serious injury but luckily I had someone with me who was able to k  
**Service :** Footpaths/Pavements  
**Recorded Date :** 08-Dec-2017 **Last Logged Date :** 08-Dec-2017  
**Response Date :** **Completion Target :** 05-Jan-2018

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 315754

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Pothole On The Road  
**Site :** CROUCH HOUSE ROAD  
**Location :** Large long pothole beyond tarmac base-Plotted near property two ways  
**Service :** Potholes  
**Recorded Date :** 29-Nov-2017 **Last Logged Date :** 30-Nov-2017  
**Response Date :** **Completion Target :** 27-Dec-2017

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**Enquiry Number :** 315755

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Pothole On The Road  
**Site :** MONT ST AIGNAN WAY  
**Location :** Large pothole 2 vehicle lengths from traffics light.Plotted OPP Garlands Court  
**Service :** Potholes  
**Recorded Date :** 29-Nov-2017 **Last Logged Date :** 30-Nov-2017  
**Response Date :** **Completion Target :** 27-Dec-2017

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**Enquiry Number :** 316101

**Outstanding :** Y **Enquiry Status :** Works being programmed  
**Customer Type :** Member of Public  
**Subject :** Multiple Potholes  
**Site :** OLD MARSH GREEN ROAD  
**Location :** A series of potholes in the road in front of the gate of St John's UR Church which is a multi use building. They are making it unsafe for the elderly and were a particular problem for a funeral recently.  
**Service :** Potholes  
**Recorded Date :** 02-Dec-2017 **Last Logged Date :** 05-Dec-2017  
**Response Date :** **Completion Target :** 02-Jan-2018

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**Enquiry Number :** 317020

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Maintenance query  
**Site :** GREENFIELD  
**Location :** along verge opposite no 15  
**Service :** Shrubs  
**Recorded Date :** 07-Dec-2017 **Last Logged Date :** 07-Dec-2017  
**Response Date :** **Completion Target :** 04-Jan-2018

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 315688

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Timing Fault  
**Site :** HIGH STREET  
**Location :** The street light outside Cedar Mews  
**Service :** Street Lighting  
**Recorded Date :** 29-Nov-2017 **Last Logged Date :** 29-Nov-2017  
**Response Date :** **Completion Target :** 27-Dec-2017

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**Enquiry Number :** 315689

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Not Working  
**Site :** HIGH STREET  
**Location :** Street light attached to the outside wall of a shop.  
**Service :** Street Lighting  
**Recorded Date :** 29-Nov-2017 **Last Logged Date :** 29-Nov-2017  
**Response Date :** **Completion Target :** 27-Dec-2017

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**Enquiry Number :** 317284

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Not Working  
**Site :** PIT LANE  
**Location :** Light not working fault reported in October tracked as completed IT HAS NOT BEEN WORKING SINCE OCTOBER  
**Service :** Street Lighting  
**Recorded Date :** 09-Dec-2017 **Last Logged Date :** 09-Dec-2017  
**Response Date :** **Completion Target :** 06-Jan-2018

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**Enquiry Number :** 316895

**Outstanding :** Y **Enquiry Status :** Enquiry under investigation  
**Customer Type :** Member of Public  
**Subject :** Traffic Congestion/Noise  
**Site :** ENTERPRISE WAY  
**Location :** All in this estate.  
**Service :** Traffic and Parking  
**Recorded Date :** 07-Dec-2017 **Last Logged Date :** 08-Dec-2017  
**Response Date :** 05-Jan-2018 **Completion Target :**

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## Parish Fault Report : Edenbridge, Sevenoaks

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**Enquiry Number :** 314525

**Outstanding :** Y

**Enquiry Status :** Enquiry under investigation

**Customer Type :** Member of Public

**Subject :** Maintenance query

**Site :** HIGH STREET

**Location :** The whole high street

**Service :** Trees

**Recorded Date :** 22-Nov-2017

**Last Logged Date :** 22-Nov-2017

**Response Date :**

**Completion Target :** 20-Dec-2017

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