

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 18 December 2017 at 7.30pm

Present: Cllrs R Bell, Mrs J Davison, R Davison, A Layland (Chairman), B Orridge, J Scholey, B Todd (Vice Chairman).

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs J Barnett (family commitment), T Bryant (holiday), V Maynard (unwell), M McArthur (unwell), S McGregor (holiday) and M Robson (unwell).

2. DECLARATION OF INTERESTS OR PREDETERMINATION – none

The meeting was closed

3. PUBLIC QUESTIONS

Four of the seven members of the public spoke regarding planning application 17/03701/FUL, all being near neighbours. Their comments included:

concerns the most obvious neighbours had not been advised of the application;
the proposed development is very near to their buildings and would block out light;
it is overdevelopment for the size of the area;
it is an over-extensive scheme in a conservation area;
only one car parking space is allocated per dwelling and there are already problems with parking in the area;
the proposed access to the site is through Eden View, which has an easement and a covenant for access;
the proposed three storey buildings would go from boundary to boundary, with loss of privacy because of the large number of proposed windows overlooking existing windows;
the three storey buildings would be higher than The Star;
it was believed there is a TPO on an ash tree;
a lot of new traffic would exit from Eden View onto the main road;
The Star was built in the 1600's and shouldn't be demolished.

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 27 November 2017

Resolved: that the minutes of the meeting held on 27 November 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

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

Members strongly object to the application. The Star is in a conservation area. The application is a substantial gross over-development, too dense for Edenbridge. Members wish the Officer to look very closely at the loss of light for buildings to the north of the development and very closely at the overlooking of existing buildings to the north and south.

The flood risk assessment refers to a need for a drainage surface proposal, which is missing from the documents, but essential before any approval is given. The garaging on the ground floor should be entirely open, and electricity supplies above any possible flood level.

Members object to The Star being demolished and wish the Officer to serve a Building Preservation Notice.

Seven members of the public left the meeting

Proposed window alteration on front (east) elevation of building. **Bridges High Street Edenbridge KENT TN8 5AJ** Ref. No: 17/03834/LBCALT

Members support this application.

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

Members support this application, but wish the Officer to check on the freestanding generator, which is sited close to residents, and wonder if it should be enclosed.

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** – noted

8. **PLANNING BUSINESS** – none

9. **TRANSPORT BUSINESS**

9.1 **Road issues**

9.1.1 **Sevenoaks District Council street numbering**

Members noted the addresses 1, 2 and 3 Beechwood Row for the development of three new houses along Four Elms Road.

9.1.2 **Road closures** – noted

9.2 **Rail issues**

9.2.1 **Missing Link Autumn Newsletter**

Members noted the Missing Link featured the latest news and interest being shown by investors prepared to fully fund and construct BML2.

9.2.2 **Station Travel Plans**

Members noted GTR have small sums of money to put into station works, including their Small Station Improvement Fund and Minor Works schemes. Unfortunately neither of the Edenbridge stations featured in their Travel Plans.

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

9.3 **Aviation issues**

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

Members noted Cllr C Pearman's update on the above consultation.

9.3.2 **Aviation Noise Impact consultation**

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

Cllr B Orridge gave a verbal update on the recent Gatwick Airport Airspace and Noise Management Board public meeting, and confirmed that at Gatwick all easyJet Airbus A320 aircraft had been modified regarding noise problems; aircraft are now joining the centreline much later than the historic 20 miles and it can be as little as 8 miles (Edenbridge is 10 miles) from touchdown; and he talked about Casper Flight Tracking, a flight tracking tool that informs about aircraft movements and airport operations.

9.4 **Highways report** – noted

10. **PRESS RELEASE**

There were no items on the agenda for which members wished to issue a press release.

The meeting closed at 8.12pm