

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 22 January 2018 at 7.30pm

Present: Cllrs R Bell, T Bryant, Mrs J Davison, A Layland (Chairman), V Maynard, M McArthur, B Orridge, J Scholey, B Todd (Vice Chairman).

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

Before the meeting, Cllr Alan Layland, passed on condolences to Cllr Mrs Jill Davison on the death of Cllr Richard Davison, who had given so much to the Planning Committee over many years. It will be formally recorded at February Council.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs J Barnett (holiday), S McGregor (holiday) and M Robson (unwell).

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr R Bell declared a pecuniary interest in planning application 17/04049/FUL, being the landlord of a nearby pub.

Cllr M McArthur declared a pecuniary interest in planning application 17/03566/FUL, because of previous involvement in the marketing of the property.

The meeting was closed

3. PUBLIC QUESTIONS

The first resident, speaking on behalf of Sustainable Edenbridge, made a request for electric charging points in Market Yard car park – item 9.1.1. He talked about the lack of points but the growing number of electric cars, and understood the Government was offering grants of up to 75% of the cost of installing points. He also suggested that Edenbridge Town and Edenbridge stations were suitable locations for them, and thought the town could promote itself online as a ‘charging hub’.

The second resident spoke briefly about his letter regarding parking at Lidl and in the town – item 8.1.

The third resident asked how far along the route plans were for the new hospital. He was advised the latest update was available online, and there were hard copies of the document in the doctors’ surgery and the Eden Centre.

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON 18 December 2017

Resolved: that the minutes of the meeting held on 18 December 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

Expansion of car park. **Edenbridge County Primary School High Street Edenbridge KENT TN8 5AB** Ref. No: 18/00139/KCCRG3

Members support this application.

Cllr R Bell left the meeting

Change of use from A1 shop with storage to A4 micro pub and B2 micro brewery. Residential flat above unchanged. **91 - 91A High Street Edenbridge KENT TN8 5AU** Ref. No: 17/04049/FUL

Members support this application.

Cllr R Bell returned

Installation of an external flue. **White Bungalow The Limes Edenbridge KENT TN8 5DT** Ref. No: 17/04019/HOUSE

Members support this application.

Partial demolition to the rear and side. Erection of a single storey front and rear extension to existing kitchen. Alterations to fenestration. **The Spinneys Pit Lane Edenbridge KENT TN8 6BD** Ref. No: 17/03983/HOUSE

Members support this application.

Demolition of existing garage to facilitate a two storey side/front extensions and alterations to roof arrangements with installation of dormers to front and rear slopes and external terrace. Demolition of detached swimming building. **Leydens Farm Lydens Lane Hever KENT TN8 7EP** Ref. No: 17/03929/HOUSE

There have been a number of applications for this property, including 17/02499/HOUSE and 17/03501/FUL. Members have nothing more to add to their previous comments, which are that they have a fundamental problem in respect of the openness of the Green Belt and wish the Officers to check if the amount of work carried out would be considered new build in the Green Belt.

Demolition of existing garage/shed. Erection of a single storey side extension. **Hollybank Four Elms Road Edenbridge KENT TN8 6AE** Ref. No: 17/03199/HOUSE

Members support this application, but wish the Officer to give careful consideration to the 50% rule as the property is in the Green Belt.

Regularisation of building works to the bungalow and garage building and the use of the first floor of the garage as ancillary annex accommodation. **Brookside Marsh Green Road Marsh Green Edenbridge KENT TN8 5QR** Ref. No: 18/00087/LDCEX

Members had no comments.

Loft conversion including rear dormer. **3 Skeynes Farm Cottages Lingfield Road Edenbridge KENT TN8 5HN** Ref. No: 18/00021/LDCPR

Members support this application.

Cllr M McArthur left the meeting

Proposed change of use of the former Edenbridge Bookshop floor space at ground floor to residential floor space. **Edenbridge Bookshop 79 High Street Edenbridge KENT TN8 5AU** 17/03566/FUL – New plans have been submitted for the internal layout, replacing the previously submitted plan. Previously members said:

Members previously objected to this application as they did not believe sufficient effort had been made to market the property for commercial use, nor if a wide enough range of appropriate agents was used. The position of this property makes it particularly important to the street scene of the historic part of Edenbridge. The mix of retail and

service uses that contribute to the vitality and viability of the town centre need to be protected, to prevent it becoming a dormitory town. If officers were minded to approve this application, it would be vital the street scene was not affected and to maintain a frontage in keeping with surrounding properties. They still object to the application as it wasn't the internal layout that was an issue last time.

Cllr M McArthur returned

Demolition of existing bungalow and detached garage and the erection of 9 residential dwellings with associated parking **Orchard Bungalow Four Elms Road Edenbridge KENT TN8 6AB 17/01034/FUL** – Amended acoustics report and revised plans reducing number of dwellings has been submitted.

Members have previously considered this application on a number of occasions. They noted the reduction in the number of dwellings to seven, with a wider boundary between them and Champions, and the conditions for certain of the properties that bedroom windows must be kept shut and forced ventilation installed. The Town Council requires a condition that there be a covenant registered in the deeds of the relevant properties that the bedroom windows facing north (ie Champions) must be kept closed. Members wonder whether the installation of a higher acoustic fence on the boundary with Champions might remedy this problem.

7. SDC PLANNING DECISIONS – noted

8. PLANNING BUSINESS

8.1 Proposed Lidl development

Members discussed suggestions made by a resident regarding parking at the proposed Lidl site, and also additional ideas for parking in Edenbridge. The parking at Lidl needs to be appropriate and comments could be fed into the forthcoming consultation. Subsequent to the meeting, it was confirmed that the site of this new proposal is only about half the size of the original Sainsbury's plan, hence the reduced number of parking spaces – the other half of the site is made up of industrial units which were no longer planned for demolishment. Members

Resolved: to have a Parking Group meeting in the near future.

8.2 Community Infrastructure Levy

Members noted that Edenbridge Town Council had completed its annual return and been advised it would receive further CIL funding in April, to cover the period 1 October 2017 to 31 March 2018. The amount was unknown at present.

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Electric charging points in Market Yard car park

Members discussed the suggestion and thought the initiative was very desirable, however they were very reluctant to propose losing any disabled parking spaces, as suggested. There was nothing available for this project in the 2018/19 budget, but it could be considered for 2019/20. It will be necessary to find out what the costs are to install and run electric charging points, and exactly what grants are available.

9.1.2 Highways improvements

An update on the discussions held in November 2017 regarding highways improvements wasn't available for this meeting but it was hoped to be ready for February Planning & Transportation.

9.1.3 Kent Community Speedwatch District Report

The report was noted and, in particular, how many observations had been provided by Edenbridge, exceeded only by Brasted and Chevening & Chipstead in the district.

9.2 Rail issues

9.2.1 Information regarding Brighton main line improvements – noted

9.2.2 Edenbridge & District Rail Travellers' Assoc – noted

9.2.3 Minutes from train meetings

In the event of E&DRTA ceasing their activities, members

Resolved: they would like minutes from the Tonbridge/Redhill and Uckfield line meetings to be included in the agendas for information.

9.2.4 Update from Cllr M Robson – none

9.3 Aviation issues

9.3.1 Noise Management Board

The paper by the Gatwick Noise Management Board Community Noise Groups was noted.

Cllr M McArthur had recently spent a half day at Gatwick and they were very keen that if anyone had concerns about particularly low flying aircraft, they should report them to Gatwick.

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 8.25pm