

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 23 April 2018 at 7.30pm

Present: Cllrs T Bryant, Mrs J Davison, A Layland (Chairman), S McGregor, B Orridge, J Scholey, B Todd (Vice Chairman)

In attendance: Finance Officer, Admin Officer, Cllrs G Middleton and Z Roberts Smith, fourteen members of the public, and no press.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs J Barnett (holiday), R Bell (family commitment), V Maynard (work commitment) and M McArthur (unwell). Cllr M Robson was absent.

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr S McGregor declared a non-pecuniary interest in item 8.5, being a near neighbour to St John's Way.

Cllrs T Bryant and Z Roberts Smith declared non-pecuniary interests in item 8.6, being near neighbours of The Star Inn.

The meeting was closed

3. PUBLIC QUESTIONS

Thirteen members of the public attended the meeting for planning application 18/00745/FUL and apparently more wanted to come but were unable – there was a great depth of feeling locally. A number of them spoke and their comments covered the following. The application was garden grabbing; it would set a precedent; residential gardens are excluded from the definition of brown field land; parking is already an issue at the property and more spaces will be lost; trees would go, and roots of neighbours' tree would be damaged by building work; the turning circle for the garage isn't an appropriate size, the driveway will only be wide enough for one vehicle at a time, and, with no passing space, vehicles would have to back up on the road; the plot isn't big enough for this size of development; there is a discrepancy with the applicant's boundary; the drive is currently adjoining a neighbour's, but separated by a beech hedge which would be removed, and the proposed new drive would be right up the side of her house and patio, with exhaust fumes in her kitchen and associated loss of amenities; overlooking; increase of traffic in the road; the access to the new dwelling would be too narrow for emergency vehicles.

One member of the public spoke about the problems with construction vehicles going up St John's Way instead of Enterprise Way. During one incident, whilst the vehicle was reversing out, it completely blocked the road by the roundabout for some considerable time.

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON 26 March 2018

Resolved: that the minutes of the meeting held on 26 March be signed by the Committee Chairman as a true and accurate record of the meeting.

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

6. PLANNING APPLICATIONS TO BE CONSIDERED

Erection of a 2 bedroom dwelling. New double garage. **Land To The Rear Of 49 Ridge Way Edenbridge KENT TN8 6AU** Ref. No: 18/00745/FUL

Members object to this application because it's garden grabbing, overdevelopment, and sets a precedent. In addition, members also object because of poor design in terms of the

dwelling, it would damage the overall ambience of the area, overlooking, loss of light, loss of amenities (vehicle fumes in neighbour's kitchen), loss of trees (Officer to check if any have TPOs), damage to neighbours' trees, and members wish the Officer to look closely at the boundary – there's uncertainty whether the applicant owns all the land in the proposed development.

There would be a loss of parking at 49 Ridge Way, but no net gain of parking spaces for the new dwelling. The turning circle to the proposed garage doesn't appear to be large enough for turning, which would then entail vehicles reversing out of the drive into Ridge Way, with inadequate visibility because of the large number of cars parked on it. There are no visibility splays, and the applicant doesn't own the land to one side of the drive.

Erection of detached single garage. **Christmas Mill Shernden Lane Marsh Green Edenbridge KENT TN8 5PS** Ref. No: 18/01045/HOUSE

Members support this application, provided the Officer is satisfied it is not new development in the Green Belt.

Single storey rear extension. Alterations to fenestration. **Merrydown 8 Orchard Drive Edenbridge KENT TN8 5ES** Ref. No: 18/01174/HOUSE

Members support this application.

For information

Reduce the height of 1 Lime tree to remove decay. **St Peter And St Pauls Church Church Street Edenbridge KENT** Ref. No: 18/01100/WTCA

Various works to trees. **31 Crown Road Edenbridge KENT TN8 6AN** Ref. No: 18/01083/WTPO

Non-material amendment to SE/17/01625/REM **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT** Ref. No: 18/01080/NMA

Details pursuant to condition 16 (boundary enclosures) 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: 18/00945/DETAIL

The following planning application was considered outside the meeting

Construction of awning/lean to over patio doors. **5 High Street Edenbridge KENT TN85AB** Ref. No: 18/01099/FUL

Members had no comments.

7. SDC PLANNING DECISIONS – noted

8. PLANNING BUSINESS

8.1 Draft revised National Planning Policy Framework

Resolved: to submit the responses, with comments/amendments by Alan Dyer, to the Government's consultation on draft revisions to the NPPF.

8.2 Planning Appeal APP/G2245/W/18/3197312 Crouch House Farm Crouch House Road Edenbridge TN8 5LQ

The Town Council was not originally consulted on the application, but now it has gone to appeal, members

Resolved: to support the report from the SDC Planning Officer.

8.3 SDC Housing Allocations Policy

Members noted Cllr J Barnett had completed the SDC Housing Allocations Policy consultation, on behalf of the Council.

8.4 Consultation on unauthorised developments and encampments

The Government had recently issued a consultation on powers for dealing with unauthorised developments and encampments. NALC will be responding to the consultation on behalf of the local councils they represent, and have asked for feedback on a number of questions. The Council will also be responding on its own behalf. Members

Resolved: that Cllr B Todd would assist the Clerk in responding to this consultation.

8.5 St John's Way

Cllr McGregor gave an update on the problems caused by contractors' vehicles trying to access the building site to the west via St John's Way, instead of Enterprise Way, contrary to the planning permission conditions. A sign had gone up at the end of St John's Way saying no construction traffic, and two smaller ones were put up by the Clerk. Cllr McGregor has asked the SDC Enforcement Officer to arrange for larger signs, including one at Enterprise Way saying correct access for construction vehicles. Bellway are investigating what vehicles have been going down St John's Way as they don't think any of them were going to their site, and have asked for photos if possible. Members

Resolved: that the Town Council should write to Bellway, and copy in the Enforcement officer, pointing out that there is a condition on their planning application giving them total responsibility for vehicles gaining, or trying to gain, access to the site – this condition is not an optional extra, it's fundamental, and if they don't comply it will leave the planning permission void.

8.6 Listing for The Star Inn

An update was still awaited from the Conservation Officer on the possibility of listing The Star Inn.

8.7 Community assets

The Town Council has two community assets, St Paulinus Hall and the old library, which expire in June and July. Members

Resolved: to reapply for listing for both the buildings, and to add the Swan Inn.

8.8 Street naming and numbering – Section 64 Town Improvement Act 1847

The change of name – the conversion of an agricultural building at Chiswell Farm, known as the old cow shed, to a new residential dwelling called The Old Dairy, Chiswell Farm – was noted.

8.9 Rugby Club

The formal notification to the Town Council, as landowner, from Edenbridge Rugby Club, regarding work they proposed at the Recreation Ground, was noted.

9. TRANSPORT BUSINESS

9.1 Road issues – none

9.2 Rail issues

9.2.1 Edenbridge & District Rail Travellers' Association – newsletter noted

9.2.2 New timetable from 20 May – 'Check before you travel' campaign

The information from GTR regarding changes to their timetables was noted. Cllr Z Roberts Smith is to monitor the reduction in the number of morning trains for school children, from Edenbridge to Tonbridge, and see if it creates a problem.

9.2.3 SCRP Annual Review 2017

Members noted the Sussex Community Rail Partnership's Annual Review for 2017.

9.2.4 Update from Cllr M Robson – none

9.3 Aviation issues – Cllr C Pearman had nothing to report

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 8.23pm