

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 24 September 2018 at 7.30pm

Present: Mrs J Davison, A Layland (Chairman), M McArthur, G Middleton, B Orridge, J Scholey, B Todd (Vice Chairman).

In attendance: Finance Officer, Admin Officer, Town Clerk, Cllr J Barnett and four members of the public. No members of the press were present.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs R Bell (unwell), T Bryant (work commitment) and S McGregor (holiday).

2. DECLARATION OF INTERESTS OR PREDETERMINATION – none

The meeting was closed

3. PUBLIC QUESTIONS

A member of the public thanked the Town Council for making its response to the Draft Local Plan available before the closing date. They wanted to know if the Council would do the same when Sevenoaks District produces its final draft later in the year, and was advised that they would as long as meeting dates fitted in with the time scale.

They also wanted an explanation of the Council's responses regarding possible improvements to facilities at Edenbridge Leisure Centre and the Leather Market site. They were advised that the Leisure Centre is an important tourist facility and improvements will be needed over the term of the plan, likewise, the largely dilapidated Leather Market was a key priority for the town.

The Chairman confirmed that members had not responded to the KCC response to the Draft Local Plan with regard to a secondary school in Edenbridge.

Three members of the public spoke against planning application 18/02758/CONVAR to extend the operating hours for Unit M. Unit M is on the corner of Fircroft Way, opposite a new housing development, with the existing housing estate in close proximity, and a new Lidl store going in at the end of the road. There is already a great deal of traffic on Fircroft Way, it's on a bus route, lorries access the industrial units on it, residents park along it, and there will be additional traffic to Lidl. Unit M doesn't have capacity for lorries, which will then have to back up outside in the road. The residents have safety concerns. Their quality of life is already affected and they object to the further disruption that would be caused by weekend and Bank Holiday opening hours. They pointed out it is a housing estate with a few factories, and the residents should have their quality of life protected.

The meeting was reopened and the Town Clerk left

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON 13 August 2018

Resolved: that the minutes 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

Demolition of single storey rear extension and outbuilding to facilitate erection of single storey rear extension with rooflights. **Ledbury Swan Lane Edenbridge KENT TN8 6AH** Ref. No: 18/02793/HOUSE

Members only support this application provided it meets the 50% rule. The property has had numerous extensions and members request the Officer to check the 50% rule.

Variation of condition 2 (operating times) of 06/00958/FUL to extend the operating hours to: Monday to Saturday 07:00 to 20:00, Sunday 08:00 to 17:00, Bank and Public Holidays 08:00 to 17:00. **Unit M Fircroft Way Edenbridge KENT TN8 6EL** Ref. No: 18/02758/CONVAR

Members object to this application to extend operating hours. There was always an integrated housing estate, with employment in juxtaposition, and nothing has changed. The application would have an adverse impact on amenities for the residential neighbours. It would increase noise and vehicle movement. More houses are being constructed in close proximity. Nowhere else on Fircroft Way is open during the proposed evening hours, Sundays and Bank Holidays, and it would set a precedent. Increased trading would also result in an increase in parking of staff cars during evenings and weekends in an already congested residential area. The situation would be unacceptable for the residential neighbours.

No traffic estimate or management survey has been carried out, nor a noise assessment, and members request the Officer to ask for these.

New signage scheme **The Old Crown Hotel 74 - 76 High Street Edenbridge KENT TN8 5AR** Ref. No: 18/02771/LBCALT

Members support this application.

New signage scheme. **The Old Crown Hotel 74 - 76 High Street Edenbridge KENT TN8 5AR** Ref. No: 18/02770/ADV

Members support this application.

For information

Single storey side and rear extension. **18 Forge Croft Edenbridge KENT TN8 5BW** Ref. No: 18/02621/LDCPR

Formation of vehicular access. **11 St Johns Way Edenbridge KENT TN8 6GA** Ref. No: 18/02591/LDCPR

Formation of vehicular access. **42 Pine Grove Edenbridge KENT TN8 5JB** Ref. No: 18/02495/LDCPR

Details pursuant to condition 5 (surface water drainage system) of planning permission 17/01034/FUL **Orchard Bungalow Four Elms Road Edenbridge KENT TN8 6AB** Ref. No: 18/02913/DETAIL

Details pursuant to condition 9 (hard and soft landscaping) of planning permission 17/01034/FUL **Orchard Bungalow Four Elms Road Edenbridge KENT TN8 6AB** Ref. No: 18/02915/DETAIL

Details pursuant to condition 3 (details of materials) of planning permission 17/01034/FUL **Orchard Bungalow Four Elms Road Edenbridge KENT TN8 6AB** Ref. No: 18/02891/DETAIL

Details pursuant to condition 11 (boundary treatment) of planning permission 17/01034/FUL

Orchard Bungalow Four Elms Road Edenbridge KENT TN8 6AB Ref. No: 18/02916/DETAIL

Details pursuant to condition 6 (construction management plan) of planning permission 17/01034/FUL **Orchard Bungalow Four Elms Road Edenbridge KENT TN8 6AB** Ref. No:

18/02914/DETAIL

7. SDC PLANNING DECISIONS – noted

8. PLANNING BUSINESS

8.1 Planning Appeal APP/G2245/D/3205825

Construction of a conservatory. **Elphinstone Honeypot Lane Edenbridge KENT TN8 6QJ**
Ref. No: 18/00560/HOUSE

It was noted an appeal had been made to the Secretary of State against SDC's refusal of planning permission for the above. Previously members said:

Members object to this application in the Green Belt because they suspect the cumulative increase in size exceeds the 50% rule. The house has been extended before and members wish the Officer to check the total extension areas haven't exceeded the rule.

These comments have been forwarded, and there was no opportunity to submit further ones.

8.2 92 High Street Edenbridge KENT TN8 5AR – 18/01321/LBCALT

Concerns were raised with Planning Enforcement at SDC about the way works were being carried out on Tanyard House, a 2* listed building. However, the Enforcement Officer was satisfied they were being carried out lawfully.

8.3 Community assets

It was noted The Swan Inn had now been listed as a Community Asset, and the listings for St Paulinus Hall and the old library had been renewed for a further five years.

8.4 Street naming and numbering – High Street/Croft Lane

The changes from 29A, 29B, 29C, 33A and 33B High Street to 4, 6, 8, 12 and 10 Croft Lane respectively were noted.

8.5 Street naming and numbering – site of Westerham House

The name Caxton Close on the former site, comprising 21 terraced dwellings, and the name Litho House, for a block of 15 flats, were noted.

9. TRANSPORT BUSINESS

9.1 Road issues

9.1.1 Road closure for Remembrance Day Parade

The road closure for the Remembrance Day Parade on Sunday 11 November was noted.

9.1.2 Temporary High Street road closures

Although some of the resurfacing was delayed because of inconsiderate parking by a number of residents, most of the work by Kent Highways had now been completed in the 20mph zone.

9.2 Rail issues

9.2.1 Access for All fund

The Government has made up to £300m available to extend the Access for All programme and is seeking nominations for the next tranche of station projects. Selected stations will receive an accessible route into the station and to and between each platform. Members

Resolved: to propose the two Edenbridge stations for consideration by the Department for Transport.

9.2.2 Edenbridge station name

The owner of a local taxi firm advised the Council that for a number of years there has been confusion over station names when visitors arrive by train, and many people don't realise that Edenbridge station is not in the town. He requested an approach be made to

Network Rail proposing a change of name – in the past ‘Edenbridge North’ has been a suggestion. The Community Rail Partnership Officer has advised that a formal change may be unlikely, because of the issue of changing all the timetables/websites/etc, but it may be possible to have double signage to avoid confusion, which could also assist emergency services if they were ever called to the station. Members discussed the item and had concerns that double signage might also be confusing for passengers wanting to alight at ‘Edenbridge’. They

Resolved: to make enquiries about how Dorking West station managed to change to Dorking Town.

9.3 Aviation issues – none

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 8.13pm