

Minutes of a meeting of the PLANNING & TRANSPORTATION COMMITTEE held in Rickards Hall on Monday 26 November 2018 at 7.30pm

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

In attendance: Finance Officer, Admin Officer, Cllr C Pearman. Four members of the public were present, but no press.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs R Bell (unwell) and M McArthur (work commitment).

2. DECLARATION OF INTERESTS OR PREDETERMINATION

Cllr T Bryant declared a non-pecuniary interest in planning application 18/02497/FUL, being a near neighbour.

S McGregor declared a non-pecuniary interest in planning application 18/03357/HOUSE as he knows a neighbour of the applicant.

The meeting was closed

3. PUBLIC QUESTIONS

Before the session started the Chairman advised that he was happy to take questions but as there was a lot a business to be conducted that evening, and as some of those present had or would be attending meetings with Councillors that week, he asked those present not to cover ground already covered in questions asked at previous meetings or which had already been responded to in writing. He asked for one question to be asked at a time so that, if possible, members would answer them that night. Silent questions would need to be voiced, unless the person concerned had a speech or language or other impairment that prevented them from expressing them.

Over recent months a great deal of Officer and Councillor time had been spent in listening and responding to residents' various concerns and suggestions. The Council was listening and had set aside time to re-examine suggestions, and its own Forward Plan, to see what might be possible to include within the boundaries of the finances available. Once this work was completed, the results would be publicised.

The Council only has a small team of Officers who work hard to manage a huge workload, and answering a constant stream of questions into the decisions of elected members was affecting the efficient running of the Council. If it was not possible for members to answer questions that night, they could be submitted but if they were on topics where information had been provided or was available in the public domain, they may be considered vexatious or, if answering them would result in a disproportionate or unjustified level of disruption, irritation or distress, they may be refused.

Three members of the public asked a large number of questions which included the wayfinder signs, opening up the drive to the Market Yard car park, responding to the Local Plan, the Town Council's response to the Local Plan, development on Stangrove estate, a school in Edenbridge, and the NHS/CCG meeting on 30 November about the new medical facility. The questions were answered by members.

The meeting was reopened

4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON 22 October 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**

Rear conservatory. **8 Minstrels Close Edenbridge KENT TN8 5GA** Ref. No: 18/03433/HOUSE

Members support this application.

Demolition of existing single storey side extension. Erection of two storey side extension and a single storey rear extension. Alterations to fenestration. **1 Skinners Farm Cottages Skinners Lane Edenbridge KENT TN8 6LW** Ref. No: 18/03235/HOUSE

Members support this application, subject to it meeting the 50% rule.

Removal of existing detached carport. Erection of two storey side extension and a new rear canopy. Alterations to fenestration and existing driveway re-laid with permeable block paving. **2 Foresters Cottages Mead Road Edenbridge KENT TN8 5DE** Ref. No: 18/03357/HOUSE

Members support this application.

Single storey side extension to forecourt sales building. Alterations to fenestration. **Esso Petroleum Co Ltd Champion Filling Station Station Road Edenbridge KENT TN8 6HL** Ref. No: 18/03535/FUL

Members support this application.

For information

4m lateral reduction of overhang of the Ash Tree (TPO). **30 Ridge Way Edenbridge KENT TN8 6AR** Ref. No: 18/03553/WTPO

Non material amendment to 18/00233/FUL. **Land At Station Road And Fircroft Way Station Road Edenbridge KENT TN8 6HQ** Ref. No: 18/03466/NMA

Formation of vehicular access including new hardstanding. **84 Springfield Road Edenbridge KENT TN8 5HQ** Ref. No: 18/03437/LDCPR

The following planning application was considered outside the meeting

Conversion of the former pub into 1No. two bed and 1No. three bed town houses with an extension into the roof. Demolition of out buildings linking the old stables to the pub along with a new extension to stables in order to create 1No. two bed house and 1No. one bed house. To the rear of the site a block of 3No. Flats consisting of 2No. one beds and 1No. two bed. Additional Plan for existing Proposed North Elevation (drawing Number P 2082-171) **Formerly The Star Inn 130 High Street Edenbridge KENT TN8 5AY** 18/02497/FUL

Members' previous comments still stand, other than overlooking which they now consider to be overbearing.

7. **SDC PLANNING DECISIONS** – noted

8. **PLANNING BUSINESS**

8.1 SDC Development Control Committee meeting re the Swan Inn

Development of a 3 storey Residential building. **Swan Inn Swan Lane Edenbridge KENT TN8 6BA** Ref. No. 18/00690/FUL

The Town Council objected to this application on three occasions and Cllr S McGregor had asked for it to go on the agenda at the Development Control Committee meeting on 13 December

2018. Members discussed who should represent the Town Council at the SDC Development Control Committee meeting, and

Resolved: to send an email asking for a volunteer to do so.

8.2 Planning Appeal APP/G2245/D/3205825

Members noted the appeal made to the Secretary of State against SDC's refusal of planning permission for the above was allowed, and an application for costs was allowed.

Cllr J Scholey commented that a large number of appeals against development in the Green Belt were being allowed, provided they weren't detrimental to the openness of the Green Belt.

8.3 Application for a Stopping Up Order – Land at Enterprise Way, Edenbridge

KCC intends to apply to extinguish highways rights on the grounds that they are unnecessary on land at Enterprise Way. There are two months to object to the proposal and the applicant has asked whether the Town Council is minded to. Members

Resolved: to have some further information before confirming they were content for this application to go through. Subsequent to the meeting, it was clarified the land concerned was the stub end of Alexir Packaging and would not have any impact on the access to the development at Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT.

8.4 Planning application for Covers Quarry, Westerham

Westerham Town Council is requesting support from neighbouring parishes against the application for Covers Quarry, Westerham, Kent Ref. No. KCC/SE/0495/2018. Members

Resolved: to support Westerham Town Council in principle, but are unable to make a substantial comment.

Four members of the public left

8.5 Street naming and numbering – Melbourne House Station Road Edenbridge KENT TN8 6HQ

Members noted that the units to be occupied on the above site by Lidl, Home Bargains and Greggs Bakers are to be named Unit 1, 2 and 3 Ramac Retail Park Station Road Edenbridge Kent TN8 6FU respectively.

8.6 Street naming and numbering – 45 Springfield Road Edenbridge KENT TN8 5HH

Members noted that the side plot development of 45 Springfield Road is now 45A Springfield Road.

8.7 Viewing planning constraints online

Members noted it was now possible to view planning constraints affecting Sevenoaks District on their website <https://maps.sevenoaks.gov.uk/planning/> and commented on how easy it was to use.

8.8 AONBs – Landscapes Review: Call for Evidence

Members considered the Government's request for an independent review of England's National Parks and Areas of Outstanding Natural Beauty but, as Cllr Mrs J Davison was already involved in the project,

Resolved: not to take part in this consultation.

8.9 Temporary closure of Public Footpath SR626

Members noted the temporary closure for Public Footpath SR626, at the railway crossing.

9. TRANSPORT BUSINESS

9.1 Road issues – none

9.2 Rail issues

9.2.1 Edenbridge Town station/Station Approach parking charges

Members were delighted that charging at the station car park and approach road on weekends was to be removed, hopefully from Saturday 1 December. Charging and enforcement will remain in place from 04.00hrs Monday to 03.59hrs Saturday at the peak daily rate. They

Resolved: to thank GTR for this concession to the community, and to ask if they would also consider removing parking charges between 18.00hrs to 03.59hrs Monday to Friday, which would enable users of the WI Hall to park near the venue.

9.2.2 Improvement works at Edenbridge Town station car park

The Network Rail upgrade to the station car park and road was noted.

9.2.3 Cash machine firm set to charge at GTR stations

Although there are no ATMs at the Edenbridge stations, GTR has advised that the provider of all those at their stations will begin charging £1.99 for each withdrawal.

9.2.4 Unblocking the Croydon bottleneck

Network Rail is holding a consultation on proposals to unblock the worst bottleneck on the railway network at Croydon to provide more reliable, more frequent and faster services on the Brighton Main Line and its branches. Their first round of consultation is now open, but members

Resolved: not to give a Council response at this time, but members could complete it for themselves.

9.3 Aviation issues

9.3.1 Gatwick draft Master Plan 2018 consultation

After a verbal update from Cllr C Pearman, members

Resolved: for HWCAAG to take the lead on responding to the consultation; and

to approach County Councillor P Lake and ask him to support the diversion of freight flights to Manston Airport.

9.3.2 High Weald Councils Aviation Action Group meeting

The minutes from the HWCAAG meeting held on 23 October were noted. Their next meeting is on 28 November and Cllr C Pearman is to attend. After the agenda was prepared, an email was received from Crispin Blunt MP asking for any points that should be raised on 5 December at the question and answer session between the Parliamentary members of the Gatwick Coordination Group and Stuart Wingate, Gatwick CEO. Suggestions will be dealt with on the 28th.

9.3.3 Gatwick Master Plan 2018 initial thoughts from HWCAAG – noted

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 8.35pm