



# Edenbridge Town Council

Town Clerk: Christine Lane CertHE Local Policy



To: Cllrs J Aldridge, A Baker, A Damodaran, V Jennings, A Layland, N Lloyd, M McArthur (Vice Chairman), S McGregor, J Scholey, A Smart, B Todd (Chairman)

**A meeting of the PLANNING & TRANSPORTATION COMMITTEE will be held in Rickards Hall at 7.30pm on Monday 23 September 2019**

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## AGENDA

**1. APOLOGIES FOR ABSENCE**

**2. DECLARATION OF INTERESTS OR PREDETERMINATION**, including interests not already registered

*Members of the District Council wish to state that although they will be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.*

**3. PUBLIC QUESTIONS**

Members of the public, and members with prejudicial interests on items on the Agenda, may make representations, answer, ask questions and give evidence at this meeting in respect of items on the Agenda. (This is the only opportunity for members of the public to make a contribution during the meeting.) Both public and members are limited to three minutes per person to speak and the total time designated for public questions shall not exceed fifteen minutes unless directed by the Chairman of the meeting.

**4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 12 August 2019**

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

**6. PLANNING APPLICATIONS TO BE CONSIDERED**

**7. SDC PLANNING DECISIONS – for noting**

**8. PLANNING BUSINESS**

**8.1 An application from Kent County Council, Countryside and Community Development to consider the proposed diversion of Public Footpaths SR563 (Hever) and SR622 (Edenbridge) and the proposed extinguishment and creation of SR568 (Hever)**

**8.2 KCC Draft Drainage and Planning Policy Statement Consultation**

**9. TRANSPORT BUSINESS**

**9.1 Road issues**

**9.1.1 Bollard request at the north end of the High Street**

**9.1.2 Kent County Council Community Transport Grant Scheme 2019-20**

**9.1.3 KALC Transport Conference – Saturday 26 October 2019**

**9.1.4 New Kent County Council Road Closure Email Notifications.**

**9.2 Rail issues**

**9.2.1 Building of cycle facilities at stations**

**9.2.2 Sussex Community Rail Partnership – Annual meeting invitation**

**9.3 Aviation issues - none**

**9.4 Highways report – hard copy available with the plans**

**10. PRESS RELEASE**

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**Council offices:** Doggetts Barn, 72A High Street, Edenbridge, Kent TN8 5AR

**Office hours:** Monday – Friday 9.00am – 5.00pm **Tel:** (01732) 865368 **Fax:** (01732) 866749

**Email:** [townclerk@edenbridgetowncouncil.gov.uk](mailto:townclerk@edenbridgetowncouncil.gov.uk) **Web:** [www.edenbridgetowncouncil.gov.uk](http://www.edenbridgetowncouncil.gov.uk)

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

6. **PLANNING APPLICATIONS TO BE CONSIDERED**

The planning applications to be considered are listed below. Paper copies are available to view at Doggetts Barn or they can be accessed electronically via the District Council website on the following link <http://pa.sevenoaks.gov.uk/online-applications>

Demolition of front porch, single storey front extension with rooflights and alterations to fenestration. **6 Frant Field Edenbridge KENT TN8 5BB** Ref. No: 19/02569/HOUSE

Rear dormer to existing roof slope and velux roof windows to front roof slope. **6 Frant Field Edenbridge KENT TN8 5BB** Ref. No: 19/02573/LDCPR

Two storey and single storey rear extension with 4 rooflights and Juliette Balcony. **1 Amyris Main Road Edenbridge KENT TN8 6JH** Ref. No: 19/02495/HOUSE

Remedial works to boundary wall. **St Peter And St Pauls Church Church Street Edenbridge KENT** Ref. No: 19/01601/LBCALT

**Amended application to 19/02134/FUL** (Provision of 3 bedroom dwelling with detached garage consistent with application permitted under reference 19/0294/FUL but incorporating replacement, rather than conversion of existing outbuilding). A summary of the main changes are: **Re-location of proposed garage and altered design of garage. Ashcombe, Hilders Lane, Edenbridge TN8 6LD.** Ref no: 19/0294/FUL

**For information**

Willow (T1) - Removal of tree . (CA) **The Laurels High Street Edenbridge KENT TN8 5AX** Ref. No: 19/02612/WTCA

7. **SDC PLANNING DECISIONS** – for noting

Removal of dead/dying Hawthorn tree to front of property. **Jasmine Cottage Fairmead Road Edenbridge KENT TN8 6JP** Ref. No: 19/02400/W5DAY  
**No Objection Lodged**

Thin crown of 1 Oak by 20% (TPO). **5 Manor House Gardens Edenbridge KENT TN8 5EG** Ref. No: 19/02307/WTPO  
**Granted**

Single storey rear extension. **31 Crown Road Edenbridge KENT TN8 6AN** Ref. No: 19/01973/HOUSE  
**Granted**

Details pursuant to condition 7 (biodiversity enhancement) of 16/03348/FUL **New Barns Farm Greybury Lane Marsh Green KENT TN8 5QU** Ref. No: 19/01978/DETAIL

**Granted**

Details pursuant to condition 2 (samples) of 16/03348/FUL **New Barns Farm Greybury Lane Marsh Green KENT TN8 5QU** Ref. No: 19/01947/DETAIL

**Granted**

Details pursuant to condition 6 (reptile mitigation) of 16/03348/FUL **New Barns Farm Greybury Lane Marsh Green KENT TN8 5QU** Ref. No: 19/01981/DETAIL

**Granted**

Erection of a single storey extension, alteration to roof creating new ridge line and south facing gable, alteration to eaves. Cladding of extension with cedar to match existing building. **Pelistry Lydens Lane Hever KENT TN8 7EP** Ref. No: 19/01703/HOUSE

**Granted**

Use of flat above garage as an independent residential dwelling. **Annexe At Batchelors Wood Honeypot Lane Edenbridge KENT TN8 6QJ** Ref. No: 19/01488/LDCEX

**Granted**

Proposed porch and pitched roof over flat area of existing roof to front of property. Demolition of garage and erection of two storey side extension. Demolition of two single storey extensions to rear and erection of single storey extension to rear. **Brilec 91 Lingfield Road Edenbridge KENT TN8 5DY** Ref. No: 19/01364/HOUSE

**Granted**

Demolish attached single-storey garage and re-build two-storey side extension. Proposed single storey rear extension with a parapet roof and roof lantern. Proposed porch to the front of the house. **10 Meadow Lane Edenbridge KENT TN8 6HT** Ref. No: 19/01283/HOUSE

**Granted**

Two storey side extension. **Northlands Crouch House Road Edenbridge KENT TN8 5LQ** Ref. No: 19/01254/HOUSE

**Granted**

Details pursuant to condition 7 (construction method statement) of 17/01937/FUL. **32 Park Avenue Edenbridge KENT TN8 5LB** Ref. No: 19/00891/DETAIL

**Granted**

Various works to trees (TPO). **Oakley Park St Johns Way Edenbridge KENT TN8 6GA** Ref. No: 19/02527/WTPO

**Granted**

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 3.8m and eaves height of 3m. **82 Church Street Edenbridge KENT TN8 5BQ** Ref. No: 19/02230/PAE

**Prior Approval Not Required**

Garage conversion and porch. **The Sycamores Lingfield Road Edenbridge KENT TN8 5DX** Ref. No: 19/02144/LDCPR

**Granted**

Non material amendment to 18/00590/FUL. **Land North West Of Junction With St Johns Way Station Road Edenbridge KENT TN8 6HL** Ref. No: 19/01897/NMA  
**Amendment - Non-Material With Conditions**

Advert signs. **36 High Street Edenbridge KENT TN8 5AJ** Ref. No: 19/01794/ADV

**Granted**

To remove the current single glazing and replace with conservation style double glazed units on selected windows. **Leather House 92 High Street Edenbridge KENT TN8 5AR** Ref. No: 19/01626/LBCALT

**Granted**

The removal and replacement of the existing shopfront and entrance door to the ground floor front elevation. **36 High Street Edenbridge KENT TN8 5AJ** Ref. No: 19/01992/FUL  
**Refused**

## **8. PLANNING BUSINESS**

### **8.1 An application from Kent County Council, Countryside and Community Development to consider the proposed diversion of Public Footpaths SR563 (Hever) and SR622 (Edenbridge) and the proposed extinguishment and creation of SR568 (Hever)**

Following on from the request for comments on the proposed footpath diversions, Eden Valley Footpaths Group have stated that they have no objections provided the new routes are very clearly marked. In addition, the Kent Area of the Ramblers also have no objections.

### **8.2 Kent County Council Draft Drainage and Planning Policy Statement Consultation**

KCC has just issued a consultation on its Draft Drainage and Planning Policy Statement, which has a deadline of 30 September 2019.

[https://consultations.kent.gov.uk/consult.ti/DrainageandPlanningPolicy/consultation Home](https://consultations.kent.gov.uk/consult.ti/DrainageandPlanningPolicy/consultationHome)). We understand that the revision of the Policy Statement is based upon experiences with drainage submissions and also incorporate changes to the National Planning Policy Framework in 2019 and to reflect considerations in Defra's 25-Year Environmental Plan. Specific document revisions include clarification on drainage submission requirements, addition of verification report requirements and provision for multi-functionality. The deadline for responses is 30 September 2019."

It appears that under section 4 (Drainage Consultation) this will ensure larger developments will have to submit a more detailed draining strategy, with the research it has done, and the measures it will take to alleviate any issues, to KCC and to the planning authority.

Cllr John Scholey has highlighted the following from the policy statement so far:

In section 5.2.1 there is no mention of underground storage of storm water. There are underground rain water storage facilities at the completed Albion Way and St Johns' Way developments and the on-going development behind St Johns Way / Enterprise Way. Attenuated release of this water into St Brelades Stream means that we are unlikely to have flooding of St Brelades Stream. Do KCC intend to discourage such systems in future?

**Which members wish to respond to this consultation?**

## **9. TRANSPORT BUSINESS**

### **9.1 Road issues**

#### **9.1.1 Bollard request at the north end of the High Street**

At the last meeting members resolved to ask Kent Highways to reinvestigate installing a metal fence similar to that on the opposite side, by the Primary School entrance, in order to stop parking on the pavement by customers for Marino's Fish and Chips. The response below has been received, which highlights the issues when working on existing footways.

"In theory it would be possible to put a railing in between the car park by Solar Tan and Marinos, which would be 12m long. I can price this up, however there are issues with it.

Firstly, there are 2 utility covers on this section of footway and both are in line with where the new barrier would go. This would mean that the railing would have to start and stop between these covers. The location of these covers suggests that there are water and telephone services in the footway on this line and this would prohibit the installation of any street furniture on this section of footway. Even if we could fit the railing in, I do not think that a short section here would solve the problem, and it would just result in the parking moving further along towards Stangrove Road.

We may be able to install a single bollard nearer to the parking area, but the services may also prevent this. There is also the chance this would not have the desired effect and that vehicles would just mount the footway further along.

In order to determine whether we could fit any street furniture in the footway here, I would have to arrange for trial holes to be dug. The costs for this would need to be met by the Town Council. It would not be a cheap option and I would advise against this line of action”.

Previously Kent Highways have suggested the problem is best dealt with by parking enforcement, possibly with a CCTV camera to record the vehicles.

### **How do members wish to proceed?**

#### **9.1.2 Kent County Council Community Transport Grant Scheme 2019-20**

After the last meeting Cllr Baker investigated if parking schemes in Edenbridge would qualify for the new community transport grant scheme. Unfortunately, she has been advised the Community Transport grant is not really designed to cover general parking. By parking, KCC mean parking for a Community Transport vehicle, for example, rather than just more parking space for private vehicles.

#### **9.1.3 KALC Transport Conference – Saturday 26 October 2019**

“Transport in Kent is always high on the agenda. With the current improvements being made to the county's motorway network and further revision likely after any exit from the EU, it is vital that local councils have the right tools and the best practice available for their communities.

So join us for a lively and informative conference on the ever changing subject of Transport and logistics in Kent. The conference is held at West Faversham Community Centre, Bysing Wood Road, Faversham, ME13 7RH 9.30 – 4.20 including refreshments. <https://www.eventbrite.co.uk/e/kalc-transport-conference-2019-tickets-67462266455?aff=ebdssbdestsearch> ”

**The conference costs £72 per head – do any members wish to attend?**

#### **9.1.4 New Kent County Council Road Closure Email Notifications.**

As part of Kent County Councils commitment to provide key stake holders with up to date information, they will be changing the way they notify of planned road closures. The emails will now provide a link to [roadworks.org](http://roadworks.org) where you will be able to view the works and obtain further information.

From next Monday, all planned road closure email notifications will come directly from [noreply@elgin.org.uk](mailto:noreply@elgin.org.uk)

Urgent & Emergency road closures will still be sent out via email.

## **9.2 Rail issues**

### **9.2.1 Building of cycle facilities at stations**

The email below has been received from the Sussex Community Rail Partnership:

“Round 6 of Cycle Rail Fund is likely to ask for proposals during Oct/Nov 2019.

Please ask your Line Groups and contacts to have bids ready or look for opportunities.

Key ingredients to successful bids are likely to be:

- Part of local council cycle plan – i.e. does it connect to existing or planned cycle routes

- If councils or a third party were able to contribute 10% towards scheme
- If the proposal could demonstrate community support.

It gets difficult (but not impossible) when there is limited space, or if improvements are within 3 metres of a listed building. Proposals for cycle hubs on stations themselves are not encouraged (hazard of people wheeling their bikes along platforms).

They will accept improvements to existing facilities as well as new ones. End of line facilities are well used, as are the ones with a direct commuting link to London or access to South Downs NP.

Please co-ordinate with myself or [trevor@sussexcrp.org](mailto:trevor@sussexcrp.org) as we will like to build up a database of successful bids."

**Are there any proposals members wish to consider when the application process opens?**

#### **9.2.2 Sussex Community Rail Partnership – Annual meeting invitation**

SCRCP is holding its annual joint meeting of the Uckfield & East Grinstead lines and the Tonbridge to Redhill & Reigate lines. The meeting will be held on Friday 27 September at 2pm until 4pm at The Eden Centre, Four Elms Road, Edenbridge, TN8 6BY. RSVP to - [sharon@sussexcrp.org](mailto:sharon@sussexcrp.org)

The latest copy of the SCRCP newsletter can be found here:  
<http://www.sussexcrp.org/wp-content/uploads/2019/08/Summer-NL-2019.pdf>

**Do any members wish to attend?**

**9.3 Aviation issues** – none

**9.4 Highways report** – there is a problem with Kent Highways Parish Portal, but a hard copy will be printed as soon as possible and put with the plans.

#### **10. PRESS RELEASE**

Are there any items on the agenda for which members would like to issue a press release?

Admin Officer  
18 September 2019