

MINUTES of the Meeting of the PLANNING AND TRANSPORTATION COMMITTEE, held in RICKARDS HALL on Monday 31 January 2022 at 7.30 pm

Present: J Aldridge (Vice-Chairman), A Baker, M Gemmell Smith, V Jennings, A Layland (Chairman), N Lloyd, M Mc Arthur, S McGregor and B Todd.

In attendance: Town Clerk, Planning and Administration Officer, four members of the public and no members of the press.

Meeting commenced at 19:30.

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllr Compton and Cllr Read.

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None

Meeting Closed 19.32

3. PUBLIC QUESTIONS AND STATEMENTS

A resident commented on item 6.2 (22/00140/HOUSE 11 Ridge Way). They said that this was a full scale development and with the garage would constitute a 90% increase in size of the property. The properties in Ridgeway were staggered, and building behind this property would remove the stagger of the street. The height of the extension would have a massive effect on light, especially the sun on the patios of the houses either side. The extension would mean that the blank side wall of the property would be 1.257 m from the boundary, blocking the sun during the whole of the morning for most of the year to the patio, that had received sun for over of 20 years. Such a large extension could lead to similar large extensions along the road leading to surface water issues along the road (which are well known about) and parking problems along the road. The Resident stated that this new application was a minor amendment to the original application, made last year.

A second resident spoke about issues on Main Road near the Swan Lane junction and how vehicles park obstructing the access to his and his neighbours' driveways. The parking in Main Road has been brought to light by the new development in the area. His driveway is being blocked by parked cars, making it near impossible to get around closely parked cars and vans, causing him having to go into the far carriageway to get around them, and putting any exit at risk from traffic in both directions. He has been in correspondence with Sevenoaks District Council (SDC) but nothing is being done. The issues have increased since there have been new buildings. He mentioned that he has raised this with Cllr McGregor and the Town Clerk and had sent several photographs.

Another resident supported the comments regarding parking issues on Main Road at the Swan Lane junction. He said that the speed of traffic was too fast. He showed a picture of the parking problem from his phone.

Meeting opened 19.39

4. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE COMMITTEE MEETING HELD ON 10 January 2022

Resolved: that the minutes of the Planning Committee held on 10 January 2022 be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 9659 to 9660.

5. MATTERS NOT COVERED ELSEWHERE

None.

6. PLANNING APPLICATIONS TO BE CONSIDERED

6.1. File No: [22/00081/HOUSE](#)
Site: **Shawland Hilders Lane Edenbridge Kent TN8 6LG**
Description: Proposed carport at front for two cars and existing house proposed new external finishing

Recommendation: *Members supported this application*

6.2 File No: [22/00140/HOUSE](#)
Site: **11 Ridge Way Edenbridge Kent TN8 6AU**
Description: Two-storey rear extension with roof lights. Conversion of garage to habitable room, part two story front extension, alterations to fenestration.

Recommendation: *Members objected to this application.*

This application is similar or identical to the previous application 21/03389/HOUSE. Members object to this application for the same reasons: The bulk, scale and massing of the rear extensions would be harmful and detrimental to the character of the existing building. Overbearing and overshadowing of neighbouring properties. Which was previously refused as the proposals did not comply with Policy SP1 of the Sevenoaks Core Strategy and Policy EN1 of the Sevenoaks Allocations and Development Management Plan and the Sevenoaks Residential Extensions Supplementary Planning Document (SPD). And then applies to this new application.

6.3 File No: [22/00092/HOUSE](#)
Site: **Pierces Platt Shernden Lane Marsh Green Edenbridge Kent TN8 5PS**
Description: The erection of a two storey side extension, single storey rear extension to form bay window, first floor bay window side extension and alterations to fenestration.

Recommendation: *Members objected to this application.*

There would be loss of Green Belt if the garage is not demolished in this new application.

6.4 File No [22/00179/HOUSE](#)
Site: **57 Ridge Way Edenbridge Kent TN8 6AP**
Description: Single storey front porch extension.

Recommendation: *Members supported this application*

7. INFORMATION

Members Commented on 7.1

7.1 File No: [21/04067/HOUSE](#)
Site: **78 Church Street Edenbridge KENT TN8 5BQ**
Description: Removal of existing conservatory and erection of a single storey rear extension.

Recommendation: *Members supported this application*

7.2 File No: [22/00105/DETAIL](#)
Site: **34 Park Avenue Edenbridge Kent TN8 5LB**
Description: Details pursuant to condition 6 (construction method statement) of planning permission 19/00467/FUL

- 7.3 File No:** [22/00050/DETAIL](#)
Site: **34 Park Avenue Edenbridge Kent TN8 5LB**
Description: Details pursuant to condition 5 (soft landscaping) of planning permission 19/00467/FUL.
- 7.4 File No:** [22/00068/DETAIL](#)
Site: **Land West Of The Round House Spode Lane Cowden Kent TN8 7HG**
Description: Details pursuant to condition 5 (electrical charging point) subject to 21/01298/FUL
- 7.5 File No:** [22/00145/LDCPR](#)
Site: **5 Orchard Drive Edenbridge Kent TN8 5ES**
Description: Erection of a single storey rear extension.
- 7.6 File No:** [22/00123/LDCPR](#)
Site: **2 Albion Way Edenbridge EDENBRIDGE Kent TN8 6JJ**
Description: Loft conversion with dormers.

Items 7.2 to 7.6 were noted.

8. SDC PLANNING DECISIONS

Received and noted - items 8.1 to 8.10.

9. OTHER PLANNING BUSINESS

9.1 Proposed diversion of Public Footpath SR577 at Hever and Edenbridge - Pre-Order consultation – response by 25 February 2022

Resolved: To support the diversion of the footpath SR577 at Hever and Edenbridge as per the proposed plans.

10. RESIDENTS' CORRESPONDENCE

10.1 Street Parking

Members noted the issues raised by residents with vehicles parking obstructing driveways, thus restricting visibility on to Main Road. One Member said that he had visited the area and could see that there was a problem. Another Member sympathised as they lived on Main Road. It was noted that parking enforcement powers are with the district council. Members recommended that residents be encouraged to report parking obstructions to SDC direct. The parking enforcement officers work seven days a week, until 7.00 pm, and would attend if in the area. They can issue a Penalty Charge Notice if a vehicle is parking over a driveway where there is a dropped kerb and is not on a private road. It was also suggested that residents could apply for white dog bone lines through the District Council; the cost was £75 plus VAT. Yellow lines may be another option to consider, but this would need to be supported Kent Highways. Members,

Resolved: to include the proposal for yellow lines or other interventions to restrict parking along Main Road near the Swan Lane junction on its next review of Highways Improvement Plan (HIP).

10.2 High Street Traffic

Members noted the recent complaint from a resident regarding the speed of traffic along the High Street, despite a 20 mph limit. Members discussed, and **agreed** that the Community Warden should organise some Speedwatch sessions, and for the data to be reported back to the Committee.

10.3 Lidl, Greggs, Home Bargains car parks – litter issues

Members noted the continued frustrations of residents with the amount of litter at the Lidl, Greggs and Home Bargains site. The Community Warden had been in touch with Environmental Health at SDC who had made contact with the retail branches, but did not have the legal powers to enforce as this was private land. She had also contacted Lidl and Greggs in the past. Members were not satisfied with this and,

Resolved: the Community Warden to write to Head Offices and local branches of all three retail outlets, and to raise the issue with SDC Environmental Health again.

11. HIGHWAYS IMPROVEMENT PLAN

11.1 To consider a proposal for Main Road, Marlpit Hill

Members discussed the proposals for highways safety improvements at Main Road, Marlpit Hill, following a recent meeting between officers of Kent Highways, and representatives from the Town Council on 13 January. The meeting was a follow on from discussions in May. Two potential proposals were presented: 1) Main Road implementation of a buffer zone 40 mph on the approach to Edenbridge (currently national speed limit); 2) Hillcrest Road to consider the viability for one-way traffic. To also (3) consider raised cushions at the entrance of Hillcrest Road and Hilders Lane. It was noted that,

- Phase 1: 40 mph buffer zone – Kent Highways would contribute towards the design costs and the Town Council would need to contribute funds to cover costs to include TRO and implementation of the scheme works; approximate £9k. This could be completed within about one-year.
- Phase 2: one-way system at Hillcrest Road – would require more work to include traffic surveys at the junctions of Hillcrest Road, Highfields Road and Swan Lane. The scheme design to be reconsidered and a residents' consultation. The scheme had not been costed, but would need to be funded by the Council.

Both schemes would need to be presented to The Joint Transportation Broad (JTB) for support before being able to proceed.

One Member said they supported the three proposals; another said that they thought Hole Lane was sufficient. Members agreed to let the Highways Officers make the recommendation and unanimously,

Resolved: to support all proposals. To proceed with phase 1 for the 40 mph buffer zoon as soon as possible. To support further investigations by Kent Highways into the viability of the one-way system for Hillcrest Road.

It was noted that the full Council had supported a CIL application to be submitted to the CIL Board for first phase of the scheme, subject to the Committee's recommendation. Members,

Resolved: to support an application to the CIL Board for phase 1.

12. CONSULTATIONS

None.

13. OTHER TRANSPORTATION BUSINESS

13.1 Road information

Noted: Temporary Road Closures at B2026 Hartfield Road Edenbridge 16 February for 15 days, between Brook Street Farm and Last Chance Rescue Centre. Main Road B2026 24 January to 4 February. Road Works update - B2027 Tonbridge Road, Chiddingstone - proposed date 14 March for water mains replacement works.

13.2 Rail Information

Noted.

13.3 Railways Information

Noted.

13.4 Highways Information

Noted.

14. PRESS RELEASE – None

15. DATE OF NEXT MEETING – 7 February 2022

Meeting closed 20.41