

MINUTES of the Meeting of the PLANNING COMMITTEE, held in RICKARDS HALL on Monday 7 February 2022 at 7.30 pm

Present:, Cllrs J Aldridge, A Baker, S Compton, M Gemmell Smith, V Jennings, A Layland (Chairman), N Lloyd, S McGregor, A Read and S Sumner.

In attendance: Planning Officer one member of the public and no members of the press.

Meeting opened 19.30

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllr McArthur and Cllr Todd.

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

Cllr Baker declared a non-pecuniary interest in Agenda item 6.1 Eden Park Hartfield Road.

Meeting closed 19.32

3. PUBLIC QUESTIONS

None.

Meeting opened 19.33

4. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING AND TRANSPORTATION COMMITTEE MEETING HELD ON 31 JANUARY 2022

Resolved: the minutes of the Planning and Transportation Committee held on 31 January be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 9668-9671.

5. MATTERS ARISING NOT COVERED ELSEWHERE

None

6. PLANNING APPLICATIONS TO BE CONSIDERED

6.1 File No: [22/00147/HOUSE](#)

Site: **Eden Park Hartfield Road Edenbridge Kent TN8 5PW**

Description: Demolition of existing single storey extension and conservatory. Erection of replacement single storey extension with balcony, roof lights, new patio area, associated landscaping and alterations to fenestration. The proposed extension will be clad in real black timber.

Recommendation: *Members supported this application.*

6.2 File No: [22/00091/FUL](#)

Site: **Land South Of Yew Tree Farm Troy Lane Edenbridge Kent TN8 6QL**

Description: Construction of a new stable block with associated landscaping. Creation of new access, hard-standing, car parking, fencing and gates..

Recommendation: *Members objected this application.*

The size of the stables is disproportionate to the size of the 2.5 acre property and as there is no existing building it has an impact on the greenbelt.

6.3 File No: [21/01333/FUL](#)

Site: Edenbridge Working Mens Club 67 High Street Edenbridge KENT TN8 5AL

Description: Conversion of existing Working Mens club to four flats.
Amended plans received to increase the size of the flats, reduction from 5 to 4 and removal of office space from the proposal

Recommendation: *Members objected to this application*

Members maintain their previous observations and reasons for objection, including:

- *No evidence of a party wall consultation and would ask the officer would this application require one. Members refer to the Design and Conservation Comments of 3 June 2021.*
- *Cycle storage is inadequate.*
- *There is no provision for parking.*
- *Members also refer to Kent County Council comment on 12 August 2021:*

The applicant has stated that rear access can be gained to the garden area; however this would appear to be through the neighbouring churchyard (this is 3rd party land and raises the question of lawful access), which would be unlit and uninviting to use after dark.

In addition with no direct formal path to this gate, it means bikes would have to be taken across a grassed area, and in inclement weather this would not be suitable. This also involves a detour of approximately 150m from the front door of the building, via Church Street.

We advise to allow 0.6m x 2m per bike plus additional space for the removal of bikes. This is especially important as no parking is being provided for future residents; as such the appropriate bicycle storage space must be fit for purpose to encourage this form of transport.

7. SDC PLANNING DECISIONS

Planning decisions, as reported in the planning papers, were noted; items 7.1 – 7.5.

8. OTHER PLANNING BUSINESS

None.

9. CONSULTATIONS

None.

10. PRESS RELEASE

None.

11. DATE OF NEXT MEETING – 28 February 2022

Meeting closed 19.49.