

MINUTES of the Meeting of PLANNING AND TRANSPORTATION COMMITTEE, held in Rickards Hall on Monday 12 December 2022, at 7.30 pm.

Present: Cllrs J Aldridge (Vice-Chairman), Gemmell Smith, A Layland (Chairman), and N Lloyd.

In attendance: Five members of the public and no members of the press.

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received, noted and accepted from Cllrs Baker, Compton, Gemmell Smith, Jennings, McArthur, McGregor, Read, Sumner and Todd.

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None.

19:33 Meeting was adjourned for agenda item 3.

3. PUBLIC QUESTIONS AND STATEMENTS

Five members of the public spoke on Agenda item 5.6

The first member of public had previously sent a letter to the Council which had contained a map of the area and photographs of parked cars in the road and at night-time on the footway as well. They also said the drains were at full capacity and that the drain cover had been lifted off during heavy rains.

A second member of public said that they supported all that the previous person had said and was concerned about rainwater management due to increased hard standing. They stated that the Developer has talked about SUDS but provided no details, the land is clay, and the water table is high.

A third member of public had previously telephoned the planning officer and had spoken about shared water drains between house numbers 2, 2a, 3, 5, 7 and 9 which had not been adopted by Southern Water. They stated that the removal trees would cause flooding and there would be a hydraulic overload, the existing parking problems would be magnified, the design was out of keeping and the number of buildings on the plot was too high density; this would compromise the sewage system and the electricity supply.

A fourth member of public was concerned about issues in the planning application, saying that they felt the deadline should be extended, they said no orange notice had been posted, and that the original, approved outline application had been made by a different company name to that on this new application. They said that the proposed buildings could house up to 42 residents and referred to the Kent Parking guidance.

The fifth member of public had sent a letter to the Council and Cllr Layland read out extracts from that letter to the Committee Members. They were concerned with over development, parking spaces for residents and visitors, the traffic hazard caused by increase traffic on the access road, flooding that would raise the manhole covers, the paving of the front gardens would add to flooding, and that there had been inadequate publicity about the intended development.

19:54 Meeting was reconvened.

4. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON [21 NOVEMBER 2022](#)

Resolved: that the minutes of the Planning Committee meeting held on 28 November 2022 be duly signed by the Chair of the meeting as a true and accurate record of the meeting; pages 9817-9820.

5. **PLANNING APPLICATIONS TO BE CONSIDERED**

Members agreed to bring forward Agenda item 5.6

5.6 File No: [22/03197/FUL](#)

Site: **4 Ridge Way Edenbridge Kent TN8 6AR**

Description: Demolition of existing dwelling; erection of three pairs of two-storey semi-detached houses with roof accommodation; provision of three new access points and 12 parking spaces.

Recommendation:

Members objected to this application.

- Parking is inadequate
- Historical flooding issues on the road. Concern of pond in garden behind
- Foul-water disposal provision is not clear (“provision unknown”)
- Safety around traffic on bend
- 3 stories presented an Overlooking risk, and represented overloading of the site, and did not match the local Street Scene or local Character Assessment.

Councillors also expressed concerns that

- *The repeated submission of applications represented planning by stealth.*
- *There were no details of which neighbouring residents had been consulted*
- *Residents reports that they had not seen orange site notices at the site.*

Recommendation:

5.1 File No: [22/03107/HOUSE](#)

Site: **29 Ridge Way Edenbridge Kent TN8 6APU**

Description: Single storey rear extension.

Recommendation: *Members supported this application.*

5.2 File No: [22/03130/HOUSE](#)

Site: **16 Ashcombe Drive Edenbridge Kent TN8 6JY**

Description: Single storey rear extension with roof light and first floor side extension.

Recommendation: *Members supported this application.*

5.3 File No: [22/03054/FUL](#)

Site: **Esso Champion Filling Station Station Road Edenbridge Kent TN8 6HL**

Description: Creation of charging zones, erection of EV chargers, sub-station enclosure and associated forecourt works.

Recommendation: *Members supported this application.*

5.4 File No: [22/02907/HOUSE](#)
Site: **15 Coomb Field Edenbridge Kent TN8 5HL**
Description: Erection of extension to the rear elevation. Infill of front porch.
This application has now been amended, and a summary of the main changes are set out below;
The roof of the proposed rear extension has been amended to be mono pitched.

Recommendation: *Members supported this application.*

5.5 File No: [22/01928/HOUSE](#)
Site: **14 Coomb Field Edenbridge Kent TN8 5HL**
Description: Loft conversion with a rear dormer and roof lights to the front elevation.

This application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

The proposed dormer overhangs the neighbouring property. Certificate B is required, in that this neighbour is served notice.

Any comments made on the original submission will be considered when the

decision is made on the amended application. Further comments can be made.

Recommendation: *Members supported this application.*

5.7 File No: [22/03015/FUL](#)
Site: **Montys Motorcycles 132 High Street Edenbridge Kent TN8 5AY**
Description: Conversion of existing shop to 1 no. residential dwelling.

This application has now been amended, and a summary of the main changes are set out below;

The parking has been amended on the site plan, in line with the KCC Highway's concerns.

Recommendation: *Members supported this application.*

6. INFORMATION ONLY
Items 6.1 to 6.5 were noted.

7. SDC PLANNING DECISIONS
Noted; 7.1-7.6 on the meeting papers.

8. APPEALS NOTIFICATION – none

9. ANY OTHER PLANNING MATTERS
None.

10. CONSULTATIONS
None.

11. OTHER TRANSPORTATION BUSINESS

11.1 Road Information – None

11.2 Rail information

11.2.1 Gatwick station Project – Noted.

11.3 Aviation Information – None

11.4 Highways Information

11.4.1 Verbal report from the recent highways meeting – Noted

11.4.2 Highways Report – received by Members on 7 December and noted.

11.4.3 National Highways and Transportation Survey 22/23 – Noted.

12. PRESS RELEASE

None

13. DATE OF NEXT MEETING – 9 JANUARY 2023

Meeting closed at 20.20