

2023-02/01

MINUTES of the Meeting of the PLANNING COMMITTEE, held in RICKARDS HALL on Wednesday 17 May 2023 at 8.00 pm.

Present: Cllrs J Aldridge, A Baker, A Layland, M McArthur, S McGregor, A Read, B Todd.

In attendance: Planning Officer, 12 members of the public and no members of the press.

Meeting opened 20.00.

1. ELECTIONS

1.1 Election of the Chairman of the Planning and Transportation Committee.

Cllr J Aldridge was nominated as Chairman and, there being no other nominations, members

Resolved: Cllr J Aldridge be elected Chairman for the ensuing year.

1.2 Election of the Vice-Chairman of the Planning and Transportation Committee.

Cllr S McGregor was nominated as Vice Chairman and, there being no other nominations, members

Resolved: Cllr S McGregor be elected Vice Chairman for the ensuing year.

2. TO RECEIVE APOLOGIES FOR ABSENCE

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

3. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None.

Meeting Closed 20.05

4. PUBLIC QUESTIONS

A member of public spoke on item 6.1, stating that the estate had not been updated since it was built, but funding of £90,000 was spent on a new park which was now being moved near a drug dealing spot with no streetlights or CCTV. The poor security should be addressed. They asked does it need new houses and maisonettes to fund the development.

A second member of public was not sure whether they supported the application or not but said that social housing had gone from 40% to zero and if the car park was having to be funded by building the cost would go up. They asked why social housing had been removed from the application.

A third member of public stated that if it needs houses to make the estate better, residents would not be getting any money back to improve it. They asked why the FTRA hall had to shut and why was the asbestos not dealt with when it was last rebuilt, and why was the park being moved. They said that there were no new schools for the new houses, no doctors, so why keep building houses that people can't afford.

A fourth member of public said they felt that SDC seemed to think that it was a 'done deal'. They had been to one of the meetings but said no one would talk to them. They stated that they thought SDC were trying to bribe residents with parking spaces; the whole estate needs repairing, the community centre needs rebuilding, the playground is new in comparison. The said that a petition had been made not to close the playground. SDC had proposed a pop-up shop – there is no shop. There are more people coming to live in Edenbridge, there is nowhere left, every field is allocated

2023-02/02

and Edenbridge looks like one big estate and the building works will be damaging to the health and wellbeing of the residents.

The first speaker interrupted, asking for confirmation that the 23 new parking were not allotted to door numbers of the new house.

A fifth member of public asked why £60,000 had been spent on new electrics, fire alarms and plumbing to now pull the hall down, and why not just replace the glass with double glazing.

Meeting re-opened at 20.15.

Meeting closed again at 20.15.

A member of public continued to speak asking what was going to happen regarding the health of residents while the building works go for 6 -12 months, making dust and smoke.

Cllr Layland replied that there was a Construction Plan which is published in the planning documents.

Cllr McArthur addressed the persistent talking public and explained that Edenbridge Town Council was not a decision-making body and could not give conditions. After the Town Council makes its comments to SDC the application will be taken to a Development Control Committee which would consist of 20 councillors from across the district. The lack of police stations, hospitals etc are not planning considerations.

Meeting re-opened at 20.22.

5. TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PLANNING MEETING HELD ON 24 APRIL 2023

Resolved: the minutes of the Planning Committee held on **24 APRIL 2023** be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 9911-9912.

6. PLANNING APPLICATIONS TO BE CONSIDERED

6.1 File No: [23/00925/FUL](#)

Site: **Land Off Farmstead Drive Edenbridge Kent TN8 6DX**

Description: Demolition of community hall and retail unit and the construction of 23 new residential units (Class C3) with associated vehicular and pedestrian access, car parking (23 spaces), cycle parking, refuse storage, landscaping, play area and construction of new community hall (Class F2(b)) and new retail unit (Class E), and construction of 4 new areas of car parking on Four Elms Road, Foxglove Close, Wayside Drive, and Field Drive (total 41 spaces).

Recommendation: *Members supported this application.*

Members commented:

- *Members expressed concern over the loss of Green Space caused by the application.*
- *It was important to provide CCTV in the area, particularly where the playground was being re-sited and between the new buildings and Templars' Court.*
- *Members required clarification of the noise, dust, and transportation in the Management Scheme for contractors regarding this application.*

2023-02/03

- *Members wished to bring attention to the residents' association being made 'homeless' and some consideration should be given to ensure that the association is still active in two years.*
- *SUDS report – the ground contamination described need to be addressed.*

6.2 File No: [23/01115/HOUSE](#)
Site: **Ashley Little Browns Lane Edenbridge Kent TN8 6LJ**
Description: Construction of new detached garage with associated landscaping alterations.

Recommendation: *Members objected to this application.*

Members objected to this application on the basis that no ecology report has been submitted and would like to see one first.

6.3 File No: [22/03361/HOUSE](#)
Site: **1 Greybury Lane Marsh Green Edenbridge Kent TN8 5QP**
Description: Demolition of existing garage, conservatory, and rear single storey section of the house. Construction of part single storey/part 2 storey rear and side extension with roof lights. Relocation of front door and creation of porch. Alterations to fenestration.
This application has now been amended, and a summary of the main changes are set out below.
A preliminary ecological appraisal has been submitted.

Recommendation: *Members continued to support this application but noted that the Preliminary Ecological Appraisal added since they last considered it, has been published in an almost entirely redacted form.*

6.4 File No: [23/00580/FUL](#)
Site: **Oxfam 34 High Street Edenbridge Kent TN8 5AJ**
Description: External alterations to provide new windows and doors.
This application had been amended, and a summary of the main changes are set out below:
The existing and proposed elevations have been amended to reflect one another in relation to the neighbouring buildings.

Recommendation: *Members supported this application subject to the comments from the Conservation officer.*

6.5 File No: [23/01205/FUL](#)
Site: **Newgraphic 127A High Street Edenbridge Kent TN8 5AX**
Description: Change of use from A1 shop / retail to A4 micropub with reconfiguration of first floor to accommodate additional seating.

Recommendation: *Members supported this application but commented:*

- *The flood risk report is missing.*
- *The impact of the upstairs room on neighbouring properties.*

2023-02/04

- 6.6 **File No:** [23/01153/FUL](#)
Site: **29 And 31 High Street Edenbridge Kent TN8 5AD**
Description: Convert undercroft into shop space (wc and kitchen area) at 29 High Street. Replace existing timber windows and doors with new white aluminum glazing at 29 and 31 High Street.

Recommendation: *Members supported this application subject to the Conservation Officer's approval.*

- 6.7 **File No:** [23/01041/HOUSE](#)
Site: **Warren Cottage Hever Lane Hever Edenbridge Kent TN8 7ET**
Description: Erection of carport with plant room and parking alteration. Proposed swimming pool. Proposed Ground Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.

Recommendation: *Members supported this application.*

7. INFORMATION ONLY

Items 7.1 to 7.6 were noted.

8. SDC PLANNING DECISIONS

Items 8.1 to 8.6 were noted.

9. APPEALS

- 9.1 **File No:** [21/02094/FUL](#)
Site: **Land off Hever Road, Edenbridge, Sevenoaks, Kent TN8 5DJ**
Noted.

10. ANY OTHER PLANNING MATTERS

None.

11. PLANNING APPLICATIONS CONSIDERED OUTSIDE OF A MEETING

- 11.1 **File No:** [23/01118/PAE](#)
Site: **Ashley Little Browns Lane Edenbridge Kent TN8 6LJ**
Noted.

12. PRESS RELEASE

None.

13. DATE OF NEXT MEETING 5TH JUNE 2023

Meeting closed 21:00.