



Town Clerk: Caroline Leet

Planning and Transport | 13 Jan 2020 | Short Agenda (Excludes Confidential Items) | v:1

To Councillors: J Aldridge (*Vice-Chair*), A Baker, V Jennings, A Layland (*Chair*), N Lloyd, M McArthur, S McGregor, A Read, S Sumner, B Todd.

A meeting of the Planning and Transport Committee will be held in Rickards Hall at 7:30 pm on 13 January 2020.

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1 **Apologies for Absence**

Full Council | 11 Nov 2019 v.1 | Minutes (Pages to)

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, adopt and sign the minutes of the Planning & Transportation Committee held on 16 December 2019**

https://www.edenbridgetowncouncil.gov.uk/mc-events/planning-transportation-committee-61/?mc_id=502

5 **Matters arising from the Minutes for Report and Not Elsewhere on the Agenda**

There are none

6 **Planning Applications to be considered**

6.1 **Erection of a storage building for agricultural use. 19/03430/FUL**

Erection of a storage building for agricultural use. Geoff Boorman Fuels Burnt Oak Farm Hever Road Edenbridge KENT TN8 5DJ Ref. No: 19/03430/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2B31SBKL3100>

6.2 **Royal British Legion, Croft Hall, 13 High Street. 19/02471/FUL**

Consolidation and upgrading existing Royal British Legion Club premises, extension and alteration of existing building including existing caretakers dwelling to enable 6 apartments to be provided. Provision of a pair of 3/4 bedroom semi-detached dwellings to the rear of the site along with associated parking, landscaping secure cycle and bin storage. Royal British Legion, Croft Hall, 13 High Street Edenbridge KENT TN8 5AB

Amended plans and elevations.

Previously members objected to the proposal.

There were concerns with the limited parking provision for the residents of the proposed dwellings and for the Royal British Legion Members parking space. There were concerns with the close

proximity of the Club to the new dwellings and noise conflict; it was suggested a noise assessment may need to be considered.

Members would also like to raise concerns with conflict to a previous application 19/02209 – erection of 2. 2 bed dwellings

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PWWK8XBKJ1Z00>

6.3 **Darent, Main Road. 19/03454/HOUSE**

Erect a timber shed. Darent, Main Road Edenbridge KENT TN8 6HY

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2EN8EBKL9L00>

6.4 **Elderslie, Hilders Lane. 19/02937/HOUSE**

For Noting:

Single-storey extension to rear elevation with roof replacement and single storey front extension infill. Erection of a front dormer. Landscaping works to facilitate decking. Elderslie Hilders Lane Edenbridge KENT TN8 6LG

Corrected title of plans and title of scales.

Members previously supported this application and their comments will be considered when the SDC decision is made

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZJ08MBKG2000>

6.5 **Crown Oak Buildings Gabriels Farm. 19/03296/LDCPR**

For Noting:

Erection of a steel frame with powder coated box profile roofing. Crown Oak Buildings Gabriels Farm Marsh Green Road Marsh Green Edenbridge KENT TN8 5PP Ref. No: 19/03296/LDCPR

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1JB2EBKJS700>

6.6 **Broad Fields, Hartfield Road. 19/03386/HOUSE**

The following planning application was considered outside the meeting:

Erection of first floor extension with rooflights and rear dormer, side extension to link garage and conversion of garages to habitable space. Broad Fields, Hartfield Road Edenbridge KENT TN8 5NF.

Members support this application. However, they wish the Officer to check the light restriction calculations and any privacy issues. If necessary, to include a condition to use opaque glass.

<https://pa.sevenoaks.gov.uk/online->

7 **SDC Planning Decisions**

For noting

7.1 **8 Lucilina Drive. 19/02965/HOUSE**

Alterations to ground floor front facade including replacement of existing garage door with new windows and relocation of front access. 8 Lucilina Drive Edenbridge KENT TN8 5HF

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZQEX6BKGDN00>

7.2 **Elderslie, Hilders Lane. 19/02937/HOUSE**

Single-storey extension to rear elevation with roof replacement and single storey front extension infill. Erection of a front dormer. Landscaping works to facilitate decking. Elderslie Hilders Lane Edenbridge KENT TN8 6LG

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZJ08MBKG2000>

7.3 **32 Westways. 19/02909/HOUSE**

Conversion of garage, part single storey front extension and alterations to fenestration. 32 Westways Edenbridge KENT TN8 6AA.

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZDGA0BKFPS00>

7.4 **Land North West Of Junction With St Johns Way Station Road. 19/02961/ADV**

Erection of 1x free standing V sign, 1x totem sign, 8x small boards, 12x tall flags and 1 x hoarding. Land North West Of Junction With St Johns Way Station Road Edenbridge KENT TN8 6HL.

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZQEWHBKGF00>

7.5 **Marlbridge House Enterprise Way. 19/19/02864/CONVAR**

Variation of condition 5 (Breeam) of 18/02295/FUL for erection a two storey industrial unit, creation of a new parking and turning area, disabled parking space and LGV space with amendment to carry out an energy performance assessment. Marlbridge House Enterprise Way Edenbridge KENT TN8 6HF Ref. No: 19/19/02864/CONVAR

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZ2C9EBKMY400>

7.6 90 High Street. 19/02769/LBCALT

3 hanging baskets and 2 Window boxes. 90 High Street Edenbridge KENT TN8 5AR

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=PYN5GVBK0KW00>

7.7 Addnett Barn, Crouch House Road. 19/03512/WTPO

Common Ash - reduce crown by 5m (TPO) Addnett Barn Crouch House Road Edenbridge KENT TN8 5LJ Ref. No: 19/03512/WTPO

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2PQ3TBK0LO00>

7.8 115 Lingfield Road. 19/03182/LDCPR

Erection of single storey rear extension. 115 Lingfield Road Edenbridge KENT TN8 5DY. Ref. No: 19/03182/LDCPR

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0X312BKIMM00>

7.9 Riverside Cottage, High Street. 19/02869/LBCALT

Demolition of existing bathroom extension, porch, outside toilet and lean-to roof. Re-build bathroom extension. Rebuild/relocate porch. Remove Laurel. Replace windows to south and west elev, carryout refurbishment to dwelling. Riverside Cottage High Street Edenbridge KENT TN8 5AX Ref. No: 19/02869/LBCALT

Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZ2CA1BKMYE00>

8 Planning Business

There is none

9 Transport Business

9.1 Road Issues

9.1.1 **Parking restrictions request for Mont St Aignan Way**

A resident contacted Kent Highways to request parking restrictions on Mont St Aignan Way, because of the issue of contractors working on the care home and parking on the grass verge.

He was advised that, as KHS have not established any pattern of incidents that could benefit from engineering intervention, it is very difficult to prioritise this location against a number of sites across the county, where a pattern of incidents is occurring and intervention could help reduce collisions.

KHS advised him that they take seriously all concerns about road traffic dangers and as such would continue to monitor this site. They are continually assessing the risks and casualty records of sites across the county, liaising with Town and Parish Councils, elected Members and the Police to help prioritise their future programme of improvements.

The resident responded that KHS had not answered his query about the current provision of yellow lines at the site entrance, if no evidence-based case could exist, and wanted the reasons for that provision. He also mentioned that “there has often been a car – no doubt a site visitor of some kind – parked in the entrance on those lines. It is doing no harm, being off the main carriageway and not blocking access but, yet again, it illustrates that people do not park further way than they are obliged. We should not pretend that drivers unable to find space within the home’s boundary once it is fully functioning will be any different.”

In the meantime, the resident has received a further response from KHS: *Double yellow lines at Bellmouth entrance is a normal situation; in this case the road markings stop at the boundary between the adopted highway and the private site access road. All the above is as our Traffic Regulation Order dwg no. 12057-CIV460. The double yellow lines were requested by KCC at planning stage and are a requirement of the S106 planning obligation.*

What response do members wish to make?

9.2 **Rail issues**

9.2.1 **Landslip on Tonbridge – Redhill line**

The line between Tonbridge and Redhill is closed until further notice due to a landslip that took place on 22 December. As of 29 December the ground was still moving and the other track is now at risk too.

Once it is safe for engineers to move onto site, they will forensically investigate the construction of the Victorian railway embankment and assess the best options for rebuilding it – and preventing any further failures nearby. The location is very awkward and to gain access to the railway they will have to build a road across the fields, cut a hole in an abandoned railway embankment, and then build a bridge over the River Eden. No timescales can be given yet as to when the line will re-open.

9.2.2 Correspondence regarding the Tonbridge – Redhill line closure

FYI: The correspondence below was sent by Edenbridge & District Rail Travellers Association to GTR regarding the temporary arrangements for the closed line, with GTR's responses included.

1) Noted that a half hourly bus ran in the peaks on Thurs/Fri Jan 1/2, is it not possible to do the same with the shuttle trains from Mon Jan 6?

We don't believe it is unfortunately. The train is changing direction at Edenbridge via the manually operated ground frame near the station and there's a limit to how quickly the team can switch the train across. We'll keep this under review, but we suspect 1TPH is likely to be the practical limit of how quickly the team can shift the train unit across to return towards Tonbridge.

2) Why is it not proposed to run hourly shuttle trains at weekends?

It's partly a resource consideration. From the 6th January, Network Rail's rail incident response team will be working in shifts to staff the ground frame mentioned above at Edenbridge enabling the weekday shuttle on the eastern end of the route, but as you can imagine, this will have a significant impact on the availability of a relatively small and specialised team. This team is already under a lot of pressure elsewhere and it is this team that we rely upon as emergency response for the rest of the network. Looking at the available resource, we've planned so that 5 days per week will cover when the line is at its busiest, while keeping it at a level that is sustainable for the team to staff and still leaves members of NR's team available for incidents elsewhere in the region.

The other factor is that Network Rail will, as you'd expect be looking to get engineering trains to the location as soon as possible. A weekend bus service keeps the route clear and importantly from our perspective, gives bus suppliers' certainty so that they can plan bus driver work patterns in advance, instead of seeking to resource this at short notice.

3) The page says buses 'on Station Road near the station itself'. This is too vague a description, even for local passengers, while passengers off terminating trains at this unstaffed station cannot be expected to go into the main road looking for an unspecified stopping point (will conductors be briefed on the exact location, will there be signed temporary bus stops?). In any case, this could surely only apply when buses are not terminating. On days when buses are terminating, surely they will turn in the station car park as usual?

I'll get this sorted and will check on the terminating location.

4) '15 mins walk' between stations, on the alternative routes map, is too short. The planner allows 28 min (which, however, is too long). The distance is 0.9 mile and we suggest advice approx 20 mins.

I agree on the maps, will get this updated. I'll see what we can do about national rail enquiries, although I've got a feeling that the (very slow) transfer time is centrally set – there's a similar issue with change overs at King's Cross and St Pancras International.

5) CIS displays have been inconsistent so far. They should show times (not just a general message), marked as BUS where applicable, and particularly the Redhill bound platform

(1) should advise the alternative location of buses.

I'll take this up with the information team.

6) The planner currently shows hourly MF trains departing Tonbridge at xx01. 1601 may be too early for the school traffic. Observation at Tonbridge has suggested around 1610 to be most suitable. When the first draft for May 2018 proposed 1558, there was concern from parents regarding safety of school children hurrying for the train crossing roads etc, until it was changed to 1617.

I'll pick this up with the train planning team and we are speaking to the Tonbridge schools today.

9.2.3 **GTR Passenger Benefit Fund**

GTR held a consultation in July 2019 asking different groups to submit ideas about how they would like the funds allocated to their station to be spent. They have analysed all the ideas, including the Edenbridge Town Council's submission, received for GTR-managed stations, and below are the schemes they intend to take forward, in priority order, for Edenbridge and Edenbridge Town stations.

- The proposed list is in scheme priority order and is dependent on feasibility studies, which they have already started, and affordability. They will deliver as many schemes as possible in preference order within the station allocation budget.
- Not all schemes listed have been authorised by the Department for Transport at this stage.
- This scheme list is subject to change and is therefore not a definitive list of all the schemes that will be delivered.

Edenbridge £30,000

Preference 1 – Waiting Shelter/ improvements

2 – Additional seating

3 – Improvements to Cycle Parking

4 – Bicycle Shelter/ security

5 – Improve walking route upon station approach

6 – Customer Information Screen

Notes – Bollards and hashing to separate Ticket Vending Machine area from carpark

Edenbridge Town £30,000

Preference 1 – Toilets/ Toilet improvements

2 – Automatic doors

3 – Living Wall

4 – Additional seating

5 – Waiting Shelter/ improvements


Notes – Auto doors to waiting area/ room

9.2.4 **Sussex Community Rail Partnership Winter Newsletter**

9.3 **Aviation Issues**

None

9.4 **Highways report**

 Annex 1: Parish Fault Report for January 2020

10 **Press Release**

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

11 **Date of Next Meeting**

Monday 3 February 2020