



Town Clerk: Caroline Leet

Planning and Transport | 31 Jan 2022 | Short Agenda (Excludes Confidential Items) | v:1

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

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 31 January 2022 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. It would be helpful if you could advise the Town Clerk prior to attending (no later than 5.00 pm on the day) to help ensure Covid-19 guidelines are adhered to.

Town Clerk
26 January 2022

To assist in the speedy and efficient dispatch of business members wishing to obtain factual information on items included on the Agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Clerk in advance so that appropriate arrangements can be made

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1 **To Receive Apologies for Absence**

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.

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3 **Public Questions and Statements**

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 and Transport Committee Meeting Held on 10 January 2021.**

https://www.edenbridgetowncouncil.gov.uk/mc-events/planning-committee-33/?mc_id=690

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **22/00081/HOUSE - Shawland Hilders Lane TN8 6LG**

Proposed carport at front for two cars and existing house proposed new external finishing.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5LWF4BKKQK00>

6.2 **22/00140/HOUSE - 11 Ridge Way TN8 6AU**

Two-storey rear extension with roof lights. Conversion of garage to habitable room, part two storey front extension. Alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5V5QVBKL5B00>

6.3 **22/00092/HOUSE - Pierces Platt Sherden Lane Marsh Green TN8 5PS**

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.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5NR2CBKKT500>

6.4 **22/00179/HOUSE - 57 Ridge Way TN8 6AP**

Single storey front porch extension.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R60PQFBKLEL00>

7 **Information**

7.1 **21/04067/HOUSE - 78 Church Street TN8 5BQ**

Removal of existing conservatory and erection of a single storey rear extension.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3WSF2BK11900>

7.2 **19/00467/FUL - 34 Park Avenue TN8 5LB**

Details pursuant to condition 6 (construction method statement) of planning permission 19/00467/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5P17EBK0P200>

7.3 **22/00050/DETAIL - 34 Park Avenue TN8 5LB**

Details pursuant to condition 5 (soft landscaping) of planning permission 19/00467/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R511VDBK0LO00>

7.4 **22/00068/DETAIL - Land West Of The Round House Spode Lane TN8 7HG**

Details pursuant to condition 5 (electrical charging point) subject to 21/01298/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5K1Q4BKKN700>

7.5 **22/00145/LDCPR - 5 Orchard Drive TN8 5ES**

Erection of a single storey rear extension.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5WNPMBK0LO00>

7.6 **22/00123/LDCPR - 2 Albion Way Edenbridge TN8 6JJ**

Loft conversion with dormers.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5V0D6BK0TW00>

8 **SDC Planning Decisions**

Decisions for noting – see attached

 Annex 1: 8 SDC Planning Decisions

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

Received from Kent Public Rights of Way: Please find attached an extract from the Definitive Map of Public Rights of Way (Network Copy) (Appendix A) showing Public Footpath SR577, a larger scale map (1:2500) (Appendix B) showing the proposed diversion and a plan showing the proposed development (Appendix C).


The application to divert the path was made by the owner of Oast Farm in May 2021, however since applying the owner has now applied for planning permission (ref: 21/03474/FUL) for the conversion of redundant agricultural barns to 6 residential dwelling houses. Public Footpath SR577 is directly affected by one of the barns to be redeveloped (as shown with the letter X at Appendix B and in more detail at Appendix C) and as such it is necessary to divert the path to enable the development to take place. However, due to the length of the diversion proposed, it has been decided to proceed under the Highways Act 1980.

The current route of SR577 passes in close proximity to the applicants' house and runs through the garden of Lydens Barn East and around the side of their property. The path then continues along the access drive in close proximity to several other properties. Diverting the path will not only enable the development to take place but it will also increase the privacy and security for the owners of Oast Farm, Lydens Barn East and the other residents at Lydens Farm.

The length of path to be diverted is shown on the attached plan (Appendix B) by a solid black line between the points A - B and the proposed new route is shown by bold black dashes between the points A-C-D-E-F-G. The proposed route will be clearly waymarked and will have a width of 2.0 metres. There will be pedestrian gates at points C, D, E and F which will be authorised under section 147 of the Highways Act 1980.

How would Members like to comment?

 [Annex 2: 9.1 PROW Diagrams](#)

 [Annex 3: 9.1 PROW Form](#)

10 Residents' Correspondence

10.1 Street Parking

A resident has been in touch with a councillor regarding inconsiderate parking and obstruction to driveways.

I have also been asking for a number of years now for something to be done about the parking on Main Road.

Cars and vans will quite often park up the edge of the drive and over the drop kerb.

This totally obscures the view of oncoming traffic and as they are parked so close to the edge of the

drive or over it to get out of the drive one has to pull right over into the far lane.

Since the initial email, the resent has sent in several photographs and advice has been sought from community safety group at SDC. Their response was as follows:

Parking enforcement can issue a Penalty Charge Notice if a vehicle is parking over a drive way where there is a dropped kerb (which it looks like in this case) and is not on a private road.

From time to time the Council does receive complaints about roadside parking, but this is not parish or town council jurisdiction. However, Kent County Council website says: To suggest safety changes to the highway, your first point of contact is your local parish council or local district councillor or your county member. See link for more details.

Yellow Lines are with Kent Highways. White Lines can be applied for through the District Council (see link). These can be funded by residents that may like to have dog bone style marks; application request from needs to be completed.

How do Members want to respond re street parking issues?

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/roads/changing-roads-in-your-area>

https://www.sevenoaks.gov.uk/info/20011/parking/361/driveway_access_protection_lines

10.2 **High Street traffic**

A resident and business from the High Street, has recently approached the district councillors to complain about the increase of traffic and speed. He believes that drivers do not adhere to the speed restrictions of 20 mph. He also feels that *since the local police station had closed, the crime and anti-social behaviour situation in Edenbridge was 'getting out of control'*. Traffic and speed safety measures are the purview of Kent Highways, but this has been asked to be raised at P&T Committee for Members to consider. Further safety measures is not on the current Highways Improvement Plan.

The Community Warden is going to organise a couple of Speedwatch session in the High Street to measure traffic and speed (there is only one approved site in the high street).

How do Members want to proceed, and if they consider further safety measures are needed for the High Street?


10.3 **Lidl's, Greggs, Home Bargains car parks – litter issues**

The Office and district councillors have received complaints, from time to time, about the mess in the car parks. The Community Warden has contact SDC Environment Enforcement Officers.

A letter has been sent to both Lidl and Greggs who say they do clean up but it would seem that others using the car park contribute to the problem.

How do Members want to proceed?

11 **Highways Improvement Plan**

 Confidential Annex 4 (omitted from public documents): 11.1 Hilders Road

11.1 **To consider a proposal for Main Road, Marlpit Hill**

A meeting between officers of Kent Highways, and representatives from the Town Council took place 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 nation speed limit); 2) Hillcrest Road to consider the viability for one-way traffic.

Any scheme would need to go before the Joint Transportation Board. Cost to prepare report approx. £570. Cost for TRO, design, and consultation approx. £2.5k.

Total to included implementation £9k approx. The schemes would need consultation. Phase two is more complicated and would require further investigation if supported by committee.

Members are asked to comment on the initial proposal and if they would support either or both phases. The Town Council would need to make the majority of the funding contributions towards a safety measures. At the January full Council meeting, a CIL application to the CIL Board was supported, subject to the P&T Committee views.

How do Members want to proceed? Do Members support one or both of the proposals?

12 **Consultations**

13 **Other Transportation Business**

13.1 **Road Information – to note:**

13.1.1 **Kent County Council Temporary Road Closures to note:**

B2026 Hartfield Road Edenbridge 16 February for 15 days, between Brook Street Farm and Last Chance Rescue Centre. Alternative route is B2026 Marsh Green Road/Moor Lane, Plough Road, Dormans High Street, Wilderwick Road, Sandhaves Hill, A264 Holtye Road/Holtye Common/Colestock Road, B2026 Hartifeld Road and vice versa.

Openreach: Traffic lights in Main Road 24 January to 4 February delays Possible.

Road Works update - B2027 Tonbridge Road, Chiddingstone - proposed date 14 March for water mains replacement works.

<https://www.facebook.com/152971131902792/photos/a.153019095231329/1169522690247626/>

<https://one.network/?tm=12469567>

13.2 **Rail Information – to note:**

13.2.1 **Rail Future Webinar 12 January 2022**

See attached

13.2.2 **South Eastern Trains**

Have been reintroducing services since 17 January and the remainder of their services will be restored by 31 January.

13.3 **Aviation Information**

None

13.4 **Highways Report**

See attached

 Annex 6: 13.4 Parish Fault Report

14 **Press Release**

15 **Date of Next Meeting**

7 February