



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 04 Apr 2022 | Full 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 4 April 2022 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. To obtain details about how to attend the meeting remotely, and if you wish to comment on an agenda item, please e-mail the Town Clerk by 4 April 2022 at 9.00 am

Town Clerk
30 March 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 Committee Meeting Held on 22 March 2022

 Planning and Transport | 22 Mar 2022 v.1 | Minutes (Pages 9683 to 9685)

5 Matters Arising Not Covered Elsewhere

6 Planning Applications to Be Considered

6.1 21/03474/FUL - Oast Farm Lydens Lane Hever KENT TN8 7EP

Conversion of redundant Agricultural barns to 6 residential dwelling houses.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R16KBYBKKZG00>

6.2 22/00672/HOUSE - 2 School Field TN8 5RF

Part side single storey extension. Loft conversion works with rear dormer.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8J3AEBK0LO00>

6.3 22/00760/HOUSE - 5 Orchard Drive TN8 5ES

Erection of a single storey rear extension.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8XP18BK0LO00>

6.4 [22/00396/FUL - The Recreation Ground Coomb Field TN8 5HZ](#)

Creation of a zip wire.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7C9GPBK0LO00>

7 [SDC Planning Decisions](#)

7.1 [22/00081/HOUSE - Shawland Hilders Lane TN8 6LG](#)

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

Status: Refused

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

7.2 [22/00147/HOUSE - Eden Park Hartfield Road TN8 5PW](#)

Demolition of existing single storey extension and conservatory. Erection of replacement single storey extension, with rooflights. Create balcony from existing side bay window. New patio area, associated landscaping and alterations to fenestration.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5X0E3BKL8D00>

7.3 [21/03235/FUL - Land East Of Skeynes Farm Cottages Lingfield Road KENT](#)

Construction of a New Agricultural Access

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0989LBKJAO00>

7.4 [22/00089/FUL - Field 200M South East Of Junction With New House Farm Road Hever Road](#)

Installation of the access gate to a plot of land from Hever Road, the formation of parking area and the change of use to personal Agriculture

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5NR17BKKTMO0>

8 [Consultations](#)

8.1 [Sevenoaks District Council Social Housing Allocation Survey](#)

The survey will remain open until 5pm on Monday 18 April 2022.

<https://www.sevenoaks.gov.uk/socialhousingsurvey>

8.2 [Kcc Bus Funding Reduction](#)

To note - a letter of objection has been sent by the Council.

Consultation Closes 20 April 2022.

<https://letstalk.kent.gov.uk/14637/widgets/43165/documents/24533>

9 **Other Planning Business**

10 **Resident' Correspondence**

10.1 **Update following last meeting on Lidl's, Greggs, Home Bargains car parks – litter issues**

The Community Warden made contact with the Environmental Health, and the retail units at the new retail area on Main Road. There was a positive response and procedures have been put in place by the retail units to help manage the issues.

10.2 **Haxted Road – concerns on increase of HGV traffic**

A resident has written to highlight ongoing issues with Haxted Road and HGV vehicles saying:

- this road has become a rat run for heavy goods vehicles that generally appear to be going to the Edenbridge industrial estate;
- extremely large aggregate lorries and cement mixer vehicles;
- breaking down sides of the road creating hazardous driving in a car with these enormous vehicles taking up more than their quota of the road. Tandridge/Surrey Councils are not addressing these issues on its boundary
- Haxted Water Mill near the junction of Dwelly Lane is particularly narrow and the z bends towards Lingfield are a challenge.

The request is for improved signage to be erected to prevent/deter these vehicles coming from both the Waitrose turning down the Lingfield Road and also on the Lingfield Common Road/Haxted Road.

The Highways Improvement Plan has already identified Lingfield Road (3rd on the HIP). To review the speed limit on the section of Lingfield Road from Skeynes Road as it leaves Edenbridge. The derestricted (60 mph) limit is sandwiched between 30 mph at the Edenbridge end of Lingfield Road, and 40 mph at the Haxted end/Surrey border.

Intervention:

- To reduce the speed
- Improved signage
- Review HGV restrictions

Do Members have any further comments for the HIP or other recommendation?

10.3 **Swan Lane – roadside verges damage from heavy vehicles turning**

Resident letter has been circulated to members, raising concerns of damage top verges

from large vehicles carrying out building works in the area. This letter was forwarded to SDC Planning.

11 Highways Improvement Plan

To note: CIL funding has been awarded for the Main Road, Marlpit Hill 40 mph buffer zone and Kent Highways are about to start the first step to take the proposal to public consultation.

Following the CIL Board support to award funding towards this highways safety improvement scheme, Kent Highways has confirmed the first step would be to take the proposal out to public consultation. There would be an initial charge of £2,500 for this which includes site notices and an advert in addition to the full legal process associated with making a change in the highway orders. There may be an additional charge of £570 payable should the proposal receive 5 or more objections. This would be to cover the cost of producing a report to go to the Joint Transportation Board (JTB), who would then debate the proposal and make a recommendation on how to proceed.

In terms of timescales, it is likely to be at between 9-12 months from the start of the consultation to installation on site, this will be dependent on how many objections the proposals receive, and how promptly payment is made. No works will be undertaken by KCC until payment for the Traffic Regulation Order (TRO) has been received. If the TRO is progressed, there may be requirement for additional signage and/or road markings and there will be additional costs for those parts. Kent Highways advise that a signed only speed limit would cost in the region of £5,000 however it can be more if additional charges are met. More accurate idea of costs will be known once the scheme has progressed to the detailed design stage.

The Town Clerk has confirmed to proceed, and awaiting an invoice for the first £2,500 to be sent to begin the Traffic Regulation Order process.

12 Speed Indicator Device: To Receive Update on Current Activity

The Speed Indicator Device (SID) has been displayed at Mill Hill in November, December, and February. Cllrs Nick Lloyd and Jon Aldridge have viewed the data. It is important to note that this is not an official Highways data and is only indicative. Highways only considers its own data. Nevertheless, the SID does provide a useful tool to ascertain a view as to if there are issues or if perception. A summary of the data shows:

- Traffic volumes are just over 5,000 vehicles per weekday into town and a similar number going out of town with weekends quieter.
- Although there are morning and evening rush-hours the day in between is not that much quieter suggesting a lot of commercial traffic going through Edenbridge.
- Vehicles are faster going out of town (closing to the hospital entrance) than incoming.
- 32% of traffic going out and 24% of traffic coming into town is travelling at over 30mph. Traffic is quicker at the weekends (41% of outgoing traffic travelling at over 30mph).
- 85th Percentile speeds are 33.4mph outgoing and 32.8mph incoming. Highways would not consider this acceptable for a 30mph stretch of road but would act if this was over 35mph.
- Typically over 80 drivers a day were travelling at over 40mph, with the highest speed

in both directions recorded at 65mph.

NB: Taken from the KCC website: The 85th percentile speed is defined as, “the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point.” Another way to consider this is the speed at which only 15% of traffic violate on average. If 85% of motorists are driving within the Police Approved speed limit tolerance, then speed reduction tools are unlikely to alleviate speed concerns to a perceptible degree. If 85% or more of motorists are exceeding the Police Approved speed limit tolerance and there is tangible evidence to support this, then it is reasonable that the carriageway in question may require investigation. It is also worth noting that whilst this is generally the case, there are of course other factors that could inhibit interventions, such as geometry of the carriageway, foliage, property boundaries, etc.

The SID is currently in Swan Lane.

13 **Other Transportation Business**

13.1 **Road Information**

13.1.1 **Two way traffic lights - Haxted Road** 25 March to 8 April 2022 Dangerous Pothole.

13.2 **Rail Information**

13.3 **Aviation Information**

13.3.1 **Gatwick Airport's South Terminal reopened on 27 March 2022.** It means the number of flights the airport can handle each day has almost doubled, from 300 to 570.

13.4 **Highways Report** **Highways Report – Members to discuss whether this needs to continue to be an Agenda item.**

14 **Press Release**

15 **Date of Next Meeting**