



Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 12 Dec 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 12 December 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 12 December 2022 at 9.00 am

Town Clerk
7 December 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 21 November 2022**

 Planning and Transport | 21 Nov 2022 v.1 | Minutes (Pages 9817 to 9820)

5 **Planning Applications to Be Considered**

5.1 **22/03107/HOUSE - 29 Ridge Way TN8 6AU**

Single storey rear extension.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL3B3DBKGHM00>

5.2 **22/03130/HOUSE - 16 Ashcombe Drive TN8 6JY**

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

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL70D2BKGGK400>

5.3 **22/03054/FUL - Esso Champion Filling Station Station Road TN8 6HL**

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

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKU1Q3BKGC000>

- 5.4 **22/02907/HOUSE - 15 Coomb Field TN8 5HL**
Erection of extension to the rear elevation. Infill of front porch.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RK26Z9BKFXE00>
- 5.5 **22/01928/HOUSE - 14 Coomb Field TN8 5HL**
Loft conversion with a rear dormer and roof lights to the front elevation.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REV5KWBKKB00>
- 5.6 **22/03197/FUL - 4 Ridge Way TN8 6AR**
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
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLI4ELBKGQR00>
- 5.7 **22/03015/FUL - Montys Motorcycles 132 High Street TN8 5AY**
Conversion of existing shop to 1 no. residential dwelling.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKOHXPBKG7B00>

6 **For Information**

- 6.1 **22/03192/WTPO - 23 Hunters Way TN8 6GB**
Works to 1 Oak tree.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLG9RVBKGPN00>
- 6.2 **22/03139/LDCPR - 9 Coomb Field TN8 5HL**
Single storey rear extension. Construction of third bedroom in roof space.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLBZL5BK0LO00>
- 6.3 **22/03132/LDCPR - 2 Penlee Close TN8 5NA**
Single storey rear extension
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL70EBBKGKA00>
- 6.4 **22/03263/DETAIL - 83 High Street TN8 5AU**
Details pursuant to condition 5 (Privacy screen) of 22/01699/FUL
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLV314BKGWY00>

7 SDC Planning Decisions

- 7.1 **22/02617/HOUSE - Northlands Crouch House Road TN8 5LQ**
Swimming Pool
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIMCADBKMV300>
- 7.2 **22/02021/FUL - 5 Skeynes Road TN8 5EX**
Demolition of existing store and erection of 2 bedroom, single storey, detached dwelling, with associated parking and landscaping
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF849KBKKS00>
- 7.3 **22/01723/FUL - Gabriels Farm Marsh Green Road Marsh Green TN8 5PP**
Erection of hay and storage barn to serve existing equestrian stables.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDU49IBKIQR00>
- 7.4 **22/02521/HOUSE - The Old Coach House Hilders Lane TN8 6LG**
Erection of a front porch and single storey replacement extension to the rear.
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI3TMYBKML300>
- 7.5 **22/02071/FUL - 35A High Street TN8 5AD**
Convert office space over shop into 2 bed flat at first floor level including proposed loft conversion and dormers
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFKZM0BK0L000>
- 7.6 **22/02086/FUL - Apex House Main Road TN8 6HZ**
Conversion of two outbuildings into residential C3 use, including introduction of mezzanine floors, new windows, doors and roof lights. Creation of new purpose built bin store for wider Apex House site. Demolition of bin and cycle stores. Alterations to car parking
Status: Granted
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFMXMIBKL2X00>

8 Appeals Notification

None

9 **Other Planning Business**


10 **Consultations**

11 **Other Transportation Business**

11.1 **Road Information**

11.2 **Rail Information**

11.2.1 **Gatwick Station Project May 2020 – July 2021**

 Annex 1: Gatwick Station Project: May 21 - July 22

11.3 **Aviation Information**

11.4 **Highways**

11.4.1 **Verbal report from the recent Highways meeting.**

11.4.2 **Highways Report**

 Annex 2: Parish Fault Report : Edenbridge, Sevenoaks

11.4.3 **National Highways and Transport Survey 2022/23**

Closes 28 February 2023

 <https://letstalk.kent.gov.uk/national-highways-and-transport-2022-23>

12 **Press Release**

13 **Date of Next Meeting**

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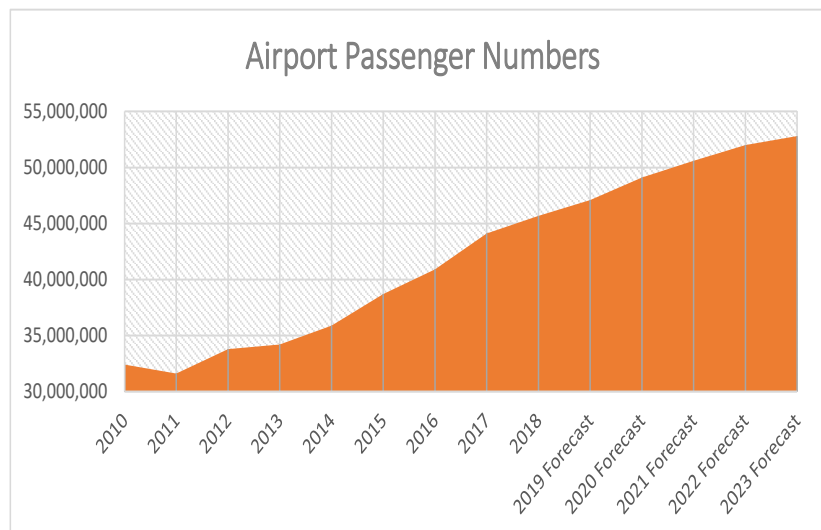
Gatwick Station Project

May 2020 – July 2021



Why are we doing this?

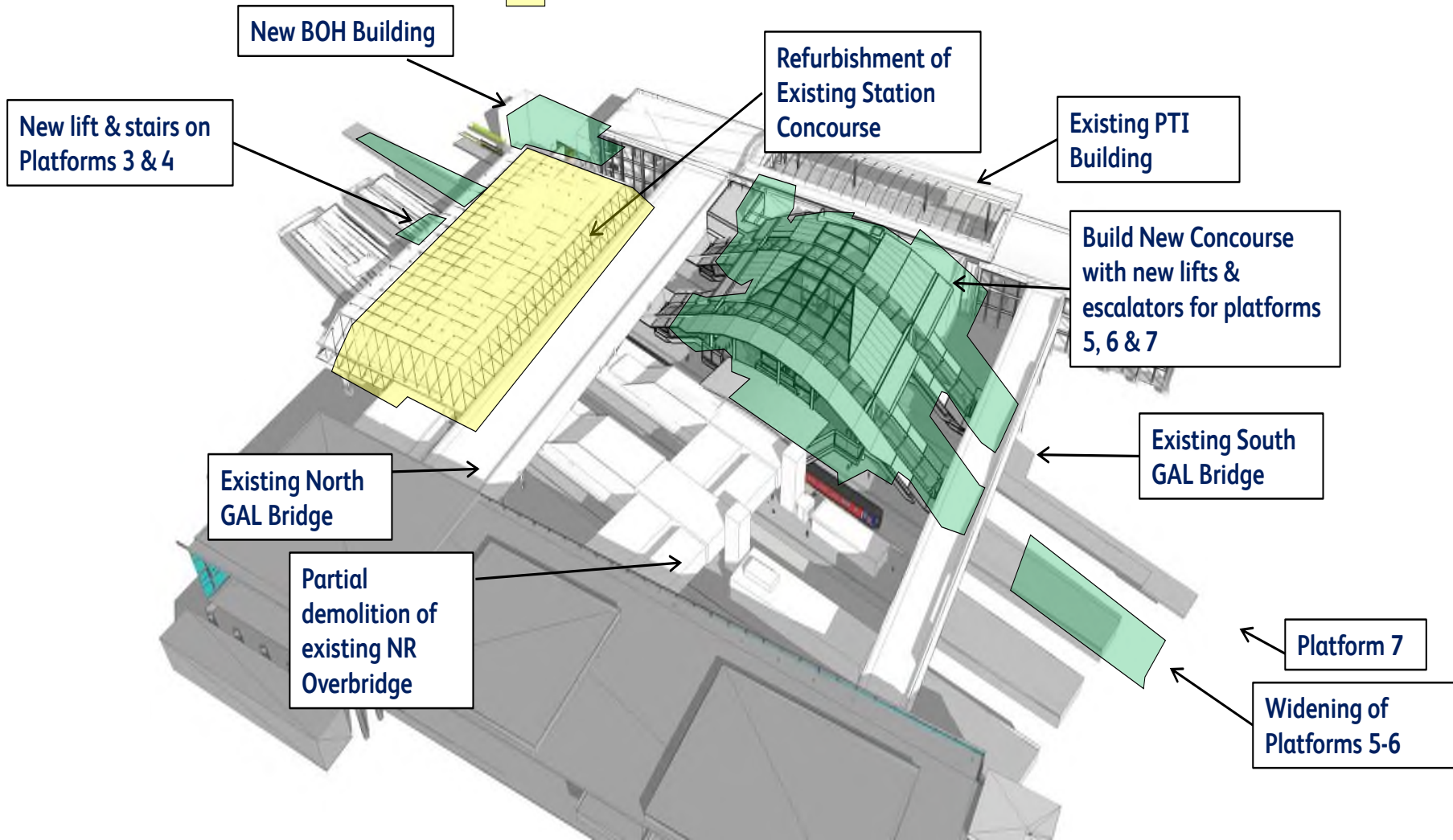
1. **Accommodate future passenger demand:** the station was built for a capacity of 5-10 million passengers and it accommodated more than 21 million passengers in 2019 (pre-Covid19).
2. **Environmental benefits:** Gatwick Airport aims to increase the modal share of passengers arriving at the airport by rail from 42% today to 50% by 2040.
3. **Improved customer experience:** improved accessibility, journey experience and train performance will benefit rail users and airport passengers.

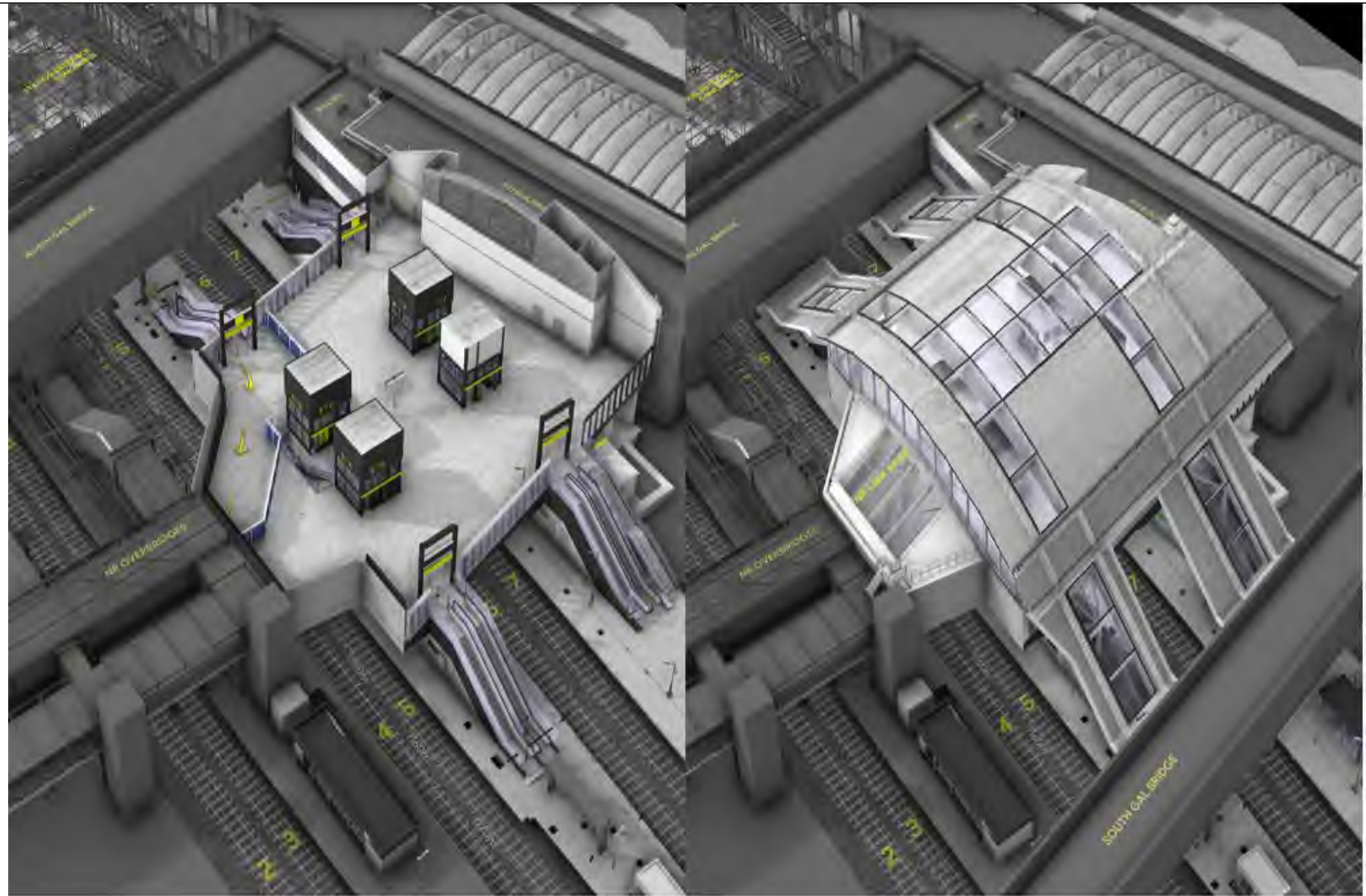


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Project scope

- NEW STRUCTURE
- UPGRADE TO EXISTING







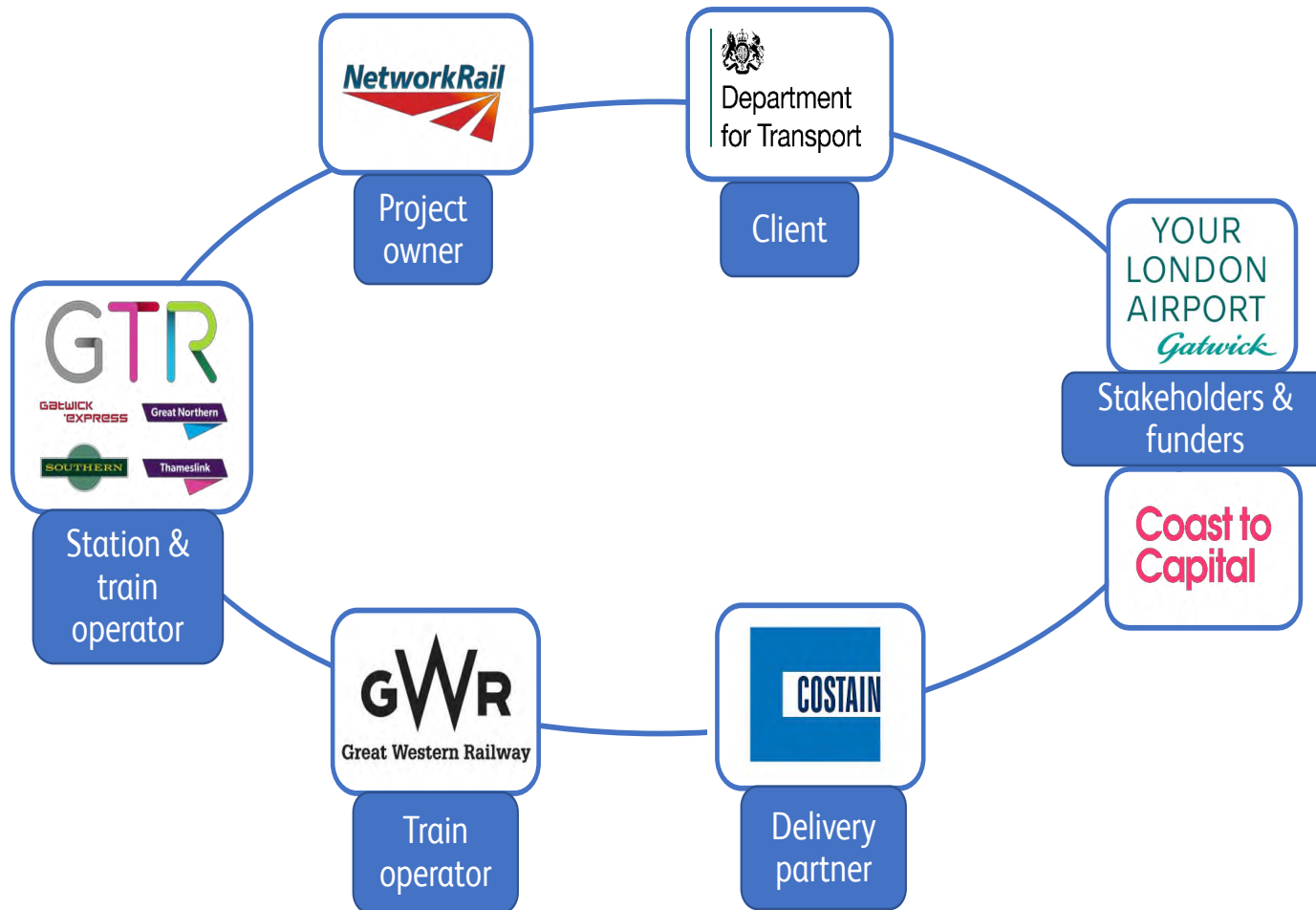
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Partnership approach

The project is being managed by Network Rail in partnership with the Department for Transport and GTR). Gatwick Airport Ltd and Coast to Capital Local Enterprise Partnership are co-funding the project with £37 million and £10 million respectively. The project is being delivered by Costain.



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March / April 2020

- Covid-19 enhanced welfare deployed
- Stage 1 enabling works under way
- Track 6 removed



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May / June 2020

- Start of Stage 1 on 17 May 2020 (platform 7 closed)
- Stage 1 launch pad installed
- Demolition begins



➤ [ITV Meridian feature: Behind the Scenes at Gatwick \(June 2020\)](#)

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July / August 2020

- Start of stage 1 foundation works (see film)
- Platforms 3 & 4 canopy demolition began ahead of schedule
- Preparing foundations for a tower crane behind platform 7



➤ [Start of laying foundations film](#) (Paul Harwood)

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September / October 2020

- Tower crane installed on site (see time lapse)
- Start of enabling for the new Back of House building
- Demolition and foundation works continue



➤ [Time-lapse film](#) of tower crane installation

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Nov / December 2020

- Network Rail overbridges demolition
- Stage 2 starts two months early (see film): platform 7 reopens, platforms 5 / 6 close
- Access bridge to platforms 3 & 4 (see film)
- Platform strengthening & foundation work continues

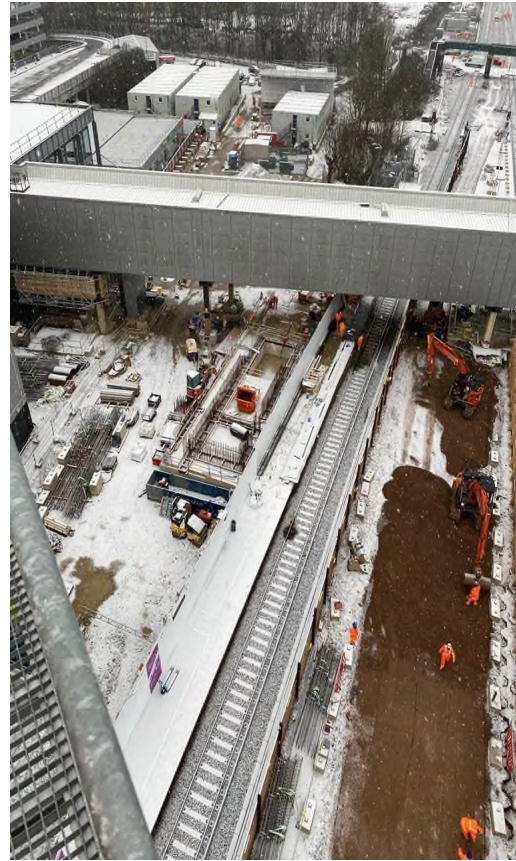
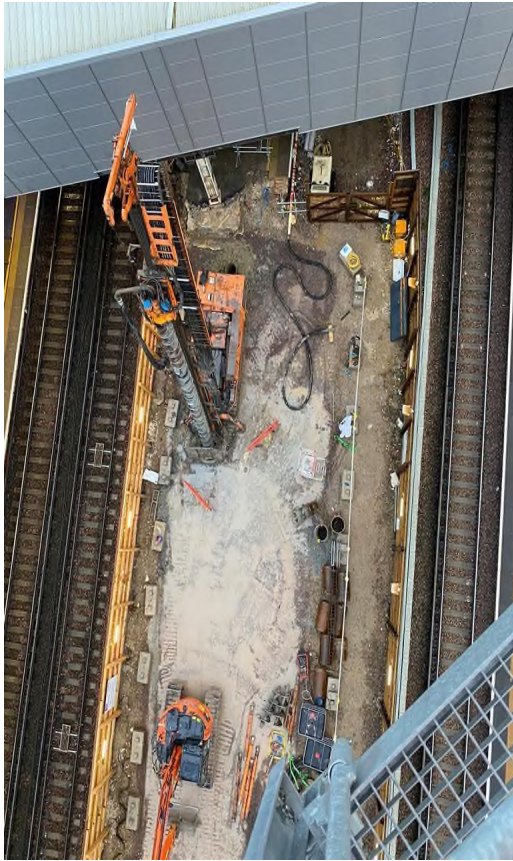


➤ [Henry Smith MP](#) and project stakeholders (start of stage 2) & [Gatwick access bridge film](#) (Mark Howard, Costain)

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January / February 2021

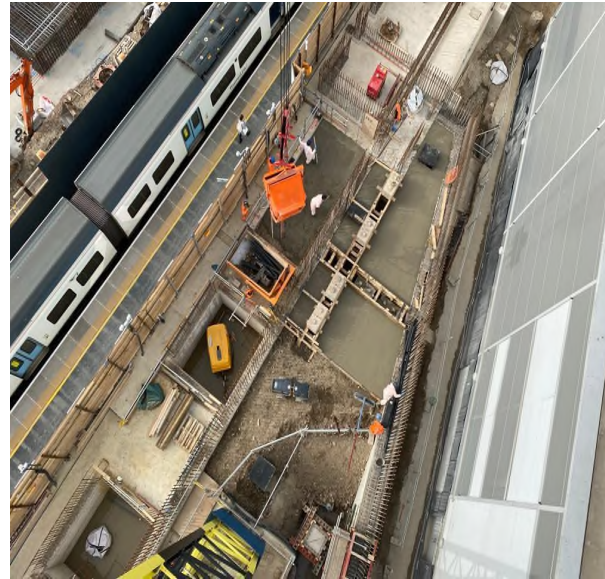
- Permanent Platform 7 structure work underway
- Stage 2 foundation work on platforms 5 & 6
- Platform 7 lift pit foundation work



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March / April 2021

- Stage 2 foundation work completed two months early (see film)
- Track 5 realignment work (see film)
- Platform 7 lift pits and retaining walls cast: 171m² of low carbon concrete used
- Back of House building work progressing

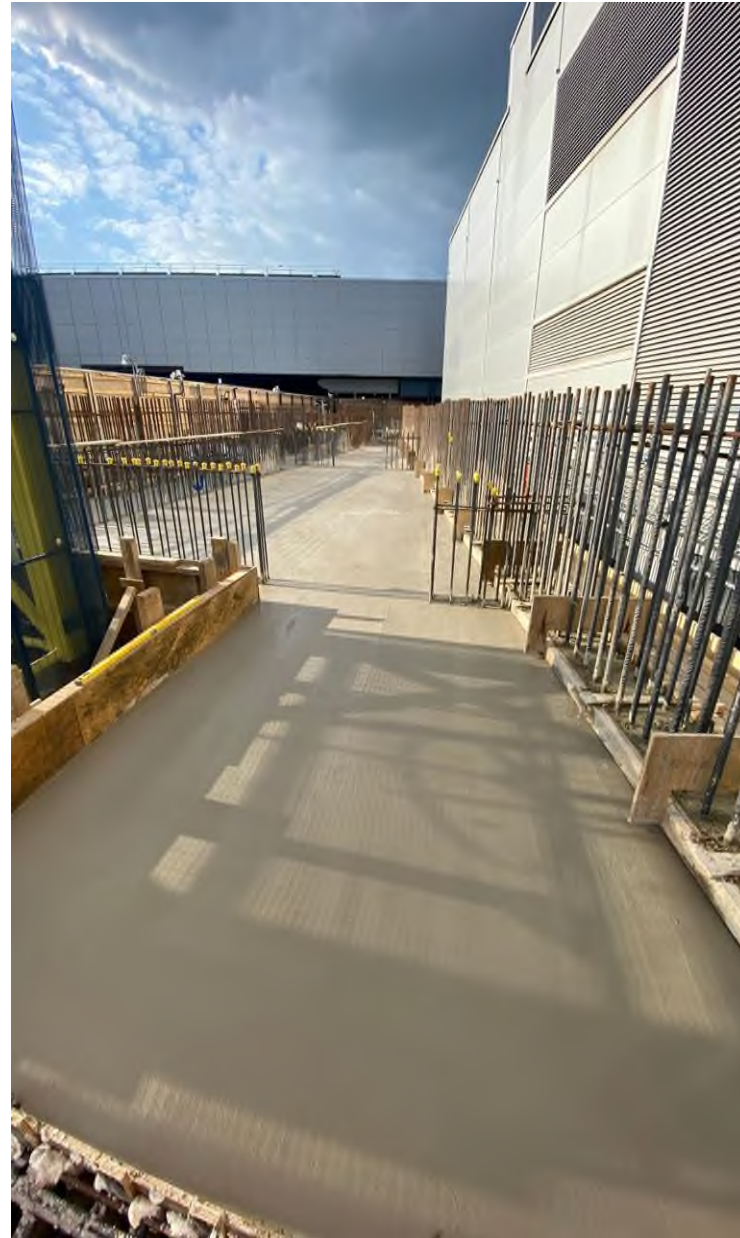
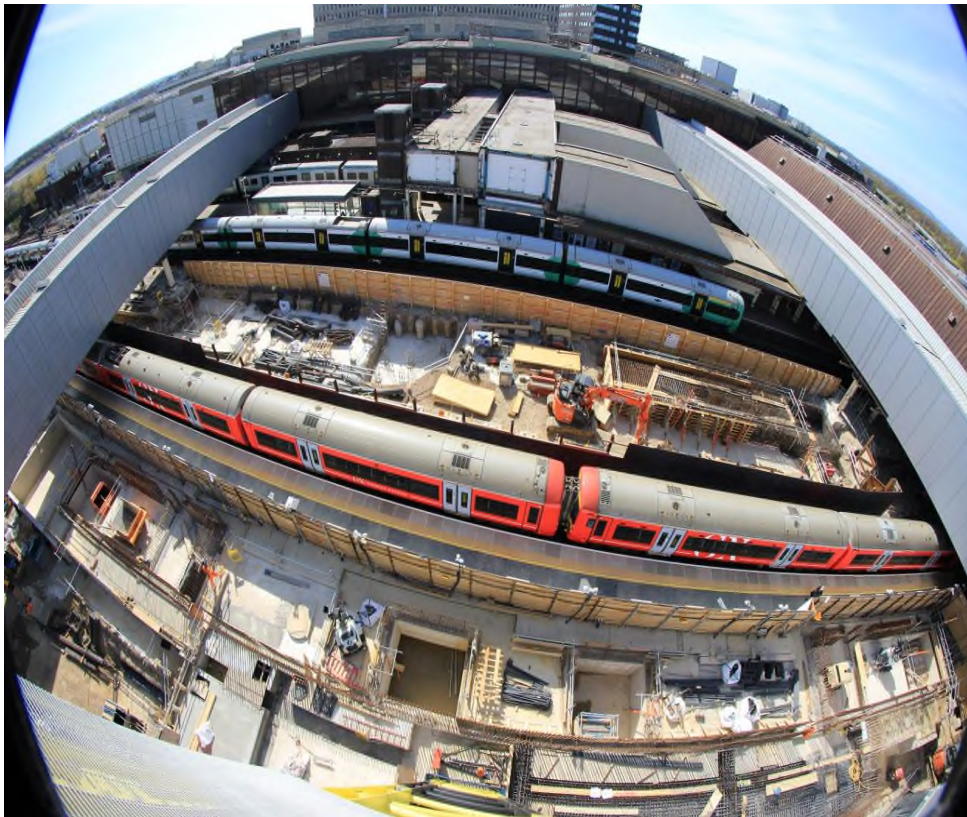


➤ [Stage 2 milestone film](#) (Mark Howard and David Stronell GTR) & track realignment [time lapse film](#)

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May 2021

- Station entrance refurbishment underway
- South Terminal Airport link span refit: Northern side area complete
- Platform 3/4 breakthrough access deck construction



17 May 2021

- One year since the first major project milestone
- First permanent bit of work delivered on the project: Gatwick Airport South Terminal link span (Northern side area) refit complete in time for 17 May 2020 enabling North Terminal transit to reopen on Sunday.



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June / July 2021

- Permanent ramp and stairs installed on platform 7 were opened to passengers (7 June)
- Completing foundation work for the new escalators and lift pits on platforms 5/6 - circa 322m³ of low carbon concrete used
- Station entrance: started construction of the new Special Assistance Point, diversion of cables to allow demolition; commenced breakout of the opening for the new lift portal
- Link span flooring, central section entered into service on Friday 23 July
- Steelwork logistics and escalator wall pour trials took place successfully
- Strip out of southern overbridge & tower crane 2 foundations complete



Parish Fault Report : Edenbridge, Sevenoaks

Enquiry Number : 667715

Outstanding : N **Enquiry Status :** Enquiry resolved
Customer Type : Member of Public
Subject : Carriageway Flooded
Site : LINGFIELD ROAD
Location : Extensive standing water on blind corner.
Service : Drainage and Flooding

Recorded Date : 22-Nov-2022 **Last Logged Date :** 03-Dec-2022
Response Date : 22-Jan-2023 **Completion Target :**

Enquiry Number : 668019

Outstanding : Y **Enquiry Status :** Works being programmed
Customer Type : Member of Public
Subject : Blocked Drain/Gully
Site : HIGH STREET
Location : O/S 98
Service : Drainage and Flooding

Recorded Date : 23-Nov-2022 **Last Logged Date :** 29-Nov-2022
Response Date : 23-Feb-2023 **Completion Target :** 16-Dec-2022

Enquiry Number : 668213

Outstanding : N **Enquiry Status :** Enquiry resolved
Customer Type : Member of Public
Subject : New Connection Enquiry
Site : WESTWAYS
Location : We are Edenbridge Town Council We have made an application to install two new light columns in Westways, outside Nos 8/9 and Nos 5/16 . One now needs to be moved to outside No 20. Do we need to make a new application or can the one that has been gr
Service : Street Lighting

Recorded Date : 23-Nov-2022 **Last Logged Date :** 01-Dec-2022
Response Date : **Completion Target :**

Enquiry Number : 669079

Outstanding : N **Enquiry Status :** Enquiry resolved
Customer Type : Member of Public
Subject : Pothole On The Road
Site : CROUCH HOUSE ROAD
Location : Pothole just into crouch house rd about the size of a large dog
Service : Potholes

Recorded Date : 27-Nov-2022 **Last Logged Date :** 30-Nov-2022
Response Date : **Completion Target :**

Parish Fault Report : Edenbridge, Sevenoaks

Enquiry Number : 45615760

Outstanding : N **Enquiry Status :** Enquiry resolved
Customer Type :
Subject : Flood Boards (weekly)
Site : LINGFIELD ROAD
Location : Extensive standing water on blind corner.
Service : Client Site Patrol

Recorded Date : 30-Nov-2022 **Last Logged Date :** 01-Dec-2022
Response Date : **Completion Target :**

Enquiry Number : 669993

Outstanding : N **Enquiry Status :** Not highways - passed to others
Customer Type : Member of Public
Subject : Not Working
Site : STANBRIDGE ROAD
Location : Hi the lamp post outside my property is not working also, I am due to get an electric vehicle in March/April 2023, I'm unable to install a level 2 charge point on my property, would you consider installing an Ev charger in the lamppost next to my pro
Service : Street Lighting

Recorded Date : 30-Nov-2022 **Last Logged Date :** 01-Dec-2022
Response Date : **Completion Target :**

Enquiry Number : 670771

Outstanding : N **Enquiry Status :** Enquiry resolved
Customer Type : Member of Public
Subject : Operations & Others Emergency
Site : WOODLAND DRIVE
Location : Near no.4
Service : Emergency Response

Recorded Date : 05-Dec-2022 **Last Logged Date :** 05-Dec-2022
Response Date : **Completion Target :**

Enquiry Number : 670708

Outstanding : Y **Enquiry Status :** Enquiry under investigation
Customer Type : Member of Public
Subject : Maintenance query
Site : WELLINGTONIA WAY
Location : There are large weeds on the pavement around noticeboard that need treating and maintaining.
Service : Weeds

Recorded Date : 05-Dec-2022 **Last Logged Date :** 05-Dec-2022
Response Date : 01-May-2023 **Completion Target :** 01-Feb-2023
