



# Edenbridge Town Council



Town Clerk: Caroline Leet

Planning and Transport | 13 Mar 2023 | 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 13 March 2023 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 13 March 2023 at 9.00 am

Town Clerk  
8 March 2023

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 20 February 2023**

 Planning and Transport | 20 Feb 2023 v.1 | Minutes (Pages 9877 to 9878)

## 5 **Planning Applications to Be Considered**

### 5.1 **23/00059/FUL - Eden Rose Cottage, 120 Lingfield Road And Blackberry Cottage, 118 Lingfield Road TN8 5EB**

Alterations to existing vehicular access by connecting the two and creating one large vehicular access.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROA4EDBKHW100>

### 5.2 **23/00396/HOUSE - 31 Crown Road TN8 6AN**

Outbuidling.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPVJ11BKITV00>

### 5.3 **22/03584/HOUSE - Red Cottage Swan Lane TN8 6BA**

New front porch, garage conversion including raising existing roof, single storey and two storey rear extensions.

**This application has now been amended, and a summary of the main changes are set out**

below;

**Following comments made by KCC, the wall and gate have been removed from the proposal.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNCSDMBKHNU00>

5.4 **23/00386/FUL - Oxfam 34 & 34A High Street TN8 5AJ**

Upwards extension to provide 3no.residential flats. Roof alterations, associated works.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPTOYSBKIT200>

5.5 **22/03592/HOUSE - 2 Crown Road TN8 6AN**

Demolition of existing rear conservatory and construction of new single storey flat roof rear extension with two rooflights, to form Dayroom.

**This application has now been amended, and a summary of the main changes are set out below;**

**Red line included land outside the curtilage of the main dwellinghouse.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNM1PJBKHOB00>

5.6 **23/00471/LDCEX - Omega Homestead Road TN8 6JD**

Confirmation that the use of land as residential garden land associated with adjacent dwelling is lawful.

**The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ8HOBBKJ3J00>

5.7 **23/00499/HOUSE - 39 Greshams Way TN8 5NY**

Demolish small single storey rear extension and large rear conservatory. Replace with a full width rear single storey extension with a flat roof and one lantern. Alterations to fenestration.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQFWSXBKJ6F00>

5.8 **23/00432/MMA - Apex House Main Road TN8 6HZ**

Amendment to 22/02086/FUL.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2XSGBKIE00>

5.9 **23/00520/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR**

Demolition of existing workshop/storage buildings and change of use of land to residential with erection of a pair of semi-detached houses.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQJM5DBKJ8A00>

5.10 **22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP**

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 rooflights. 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:**

**The description of the development has changed to include the demolition of the garage.**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMEXYKBBK0LO00>

6 **SDC Planning Decisions**

6.1 **22/03567/HOUSE - 83A High Street TN8 5AU**

Rear and flank security screen and the black timber cladding to the existing first floor extension.

**Status: Refused**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNAXQXBKHN000>

6.2 **22/02353/MMA - Tonys Corner Shop 18 Cedar Drive TN8 5JL**

Amendment to 21/02825/FUL

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH6HKUBKM3R00>

6.3 **22/02411/LBCALT - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Refurbishment of the former listed goods building for Class E use.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHLAYVBKMBC00>

6.4 **22/02410/FUL - Jewson Ltd Town Station Coal Yard Station Approach TN8 5LP**

Demolition of all existing buildings with the exception of the listed former goods building and the redevelopment of the site through the provision of 588sqm of Class E floorspace, 19 houses, 19 flats, car and cycle parking, new internal access road and amenity space and new pedestrian links to Greenfields and Grange Close, together with the refurbishment of the former listed goods building for Class E use.

**Status: Granted**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHLAYUBKMBB00>

## 7 Other Planning Business

## 8 Highways Improvement Plan (HIP) Review

### 8.1 To receive feedback from recent meeting with the Community Engagement Officer (West) Highways Kent County Council.

In February Cllrs Layland, McArthur and Todd with the Town Clerk and Planning Officer met with the new Community Engagement Officer for Highways. The meeting was to discuss the current HIP and the submitting of an updated version. It was explained that KCC Highways Road Safety for HIPs was broken up in to three sections: Community Safety; Planning & Advice; Design & Delivery. There are 140 parishes in the West Kent region, with limited funding which works out at approximately £1,000 per parish. Therefore, the majority of road safety schemes do require parish funding input.

Road Safety Schemes vary in prices and are not necessarily suitable to address some of the issues. Example costs: 20mph scheme £10k; pedestrian islands can be as high as £100k; white gateways £3k; traffic surveys £95 each. Speed cameras need support by the Police and KCC and require sufficient speed and accident data before they would be considered.

ETC's current HIP is published on the website: each issue was discussed; some would not be viable without developers' input/investment, or their location and it was suggested a second list be created. Both lists should be considered with large development planning applications, and the Planning Committee to consider requesting s106 funding towards schemes. (Notes on current HIP recorded separately on sheet).

The meeting also discussed residents' requests for road safety intervention. Highways maintain that resident requests for interventions need to be supported by parish/town councils and it is for the councils to prioritise the projects using the HIP. Actions from the meeting included: Highways agreed to carry out two speed surveys, one at Lingfield Road near Skeynes Road where the issues have already been raised; and Crouch House Road near St Brelades.


We have been issued with 20mph and 30mph driver awareness campaign materials, which ETC can rotate around the town. The Council's SID data has been forwarded to KCC Highways.

### 8.2 To consider the priority five road safety improvements for the new HIP.

Attached is a copy of the HIP. Some of these proposals are not currently viable and would require greater investment such as through s106 or CIL money. Committee is asked to consider five main priorities for new HIP, and then create a secondary list with other potential projects. The Main Road improvement (item 1 on current HIP), was discussed at the meeting and noted there are two phases, with phase one new 40 mph buffer zone being implement February. However, it was noted this had not included white gateway fences. These would need to be added as a separate item should Members consider they would like these included as the gateway to Edenbridge.


**Members to confirm five priority road safety improvements for the new HIP, and are**

there any safety concerns they would like raised for a secondary list?

 Annex 1: Highway Improvement Plan/Action Plan March 2022

9 **Other Transportation Business**

9.1 **Highways Report**

 Annex 2: Parish Fault Report Edenbridge

10 **Press Release**

11 **Date of Next Meeting**

03 April 2023

**Edenbridge Town Council - Highway Improvement Plan/Action Plan**

HIGHWAY IMPROVEMENT PLAN – Stage 1			ACTION PLAN – Stage 2		
Priority	Location	Problem and suggested remedy	Cost Estimate	Funding Source	Action/Programme (Who/When)
1.	<p><b>Main Road and the junction at Hilders Lane and Hillcrest Road</b></p> <p><i>Edenbridge Town Council strongly recommends that Kent Highways engage with the Town Council for further information on issues at Main Road and Hilders Lane/Hillcrest Road junction</i></p> <p><i>Previous highways interventions (2016) have been ineffective.</i></p>	<p>Traffic incidents and serious accidents mainly due to Speed of traffic exceeding speed limit; (see appendix).</p> <p><b>Main Road</b> Intervention:</p> <ul style="list-style-type: none"> <li>- Install traffic speed camera</li> <li>- traffic calming measures</li> <li>-</li> </ul> <p><b>Hilders Lane/Hillcrest Road</b> Intervention:</p> <ul style="list-style-type: none"> <li>- Visibility at junction improvements</li> <li>- Traffic calming measures</li> </ul>			<p><i>1.Traffic survey required to establish existing speeds and volume of traffic</i></p> <p><i>Further advice needed from KCC Highways as to appropriate intervention</i></p>
2.	<p><b>B2026 at Mill Hill near Blossoms Park entrance</b> (open space area with a Cricket Club and skate park area)</p>	<p>Traffic and road safety at the entrance to Blossoms Park on the B2026 and general speed of traffic on B2026/Mill Hill. (Also near a change of speed limit 50 to 30 mph as entering Edenbridge.)</p> <p>Intervention:</p> <ul style="list-style-type: none"> <li>- Install a pedestrian crossing near bus stop and entrance to Blossoms Park</li> <li>- Traffic calming measures</li> <li>- Improved signage</li> </ul>			<p><i>1.Traffic survey required to establish existing speeds and volume of traffic</i></p> <p><i>Further advice needed from KCC Highways as to appropriate intervention</i></p>
3.	<p><b>Lingfield Road</b></p>	<p>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</p>			<p><i>1.Traffic survey required to establish existing speeds and volume of traffic</i></p> <p><i>Further advice needed from KCC Highways as to appropriate intervention</i></p>

**Edenbridge Town Council - Highway Improvement Plan/Action Plan**

		Lingfield Road, and 40 mph at the Haxted end/Surrey boarder.  Intervention: - To reduce the speed - Improved signage - Review HGV restrictions			
4.	<b>Junction of Mont St Aignan Way and Lingfield Road</b>	Safety concerns at this junction with incidents at the junction from poor phasing times. Also speed approaching lights.  Intervention: - To reduce the speed / traffic calming - Re-phasing of the lights			1.Traffic survey required to establish existing speeds and volume of traffic  2.To review the traffic light phasing and other traffic calming  Further advice needed from KCC Highways as to appropriate intervention
5.	<b>Station Road near Lidl</b>	Pedestrian safety crossing to new stores.  Intervention: - Install a pedestrian crossing			
6.	<b>Swan Lane</b>	Review speed of traffic			1.Traffic survey required to establish existing speeds and volume of traffic  Further advice needed from KCC Highways as to appropriate intervention
7.	<b>Crouch House Road (near St Brelades Court which is homes to the over 55s)</b>	No pavements on a derestricted road (60 mph).  Intervention: - Reduce speed limit up to the Surrey border - Consider a public footpath			1.Traffic survey required to establish existing speeds and volume of traffic  Further advice needed from KCC Highways as to appropriate intervention
8.	<b>Stick Hill (B2026)</b>	Speed and increase of traffic.  Intervention: - Reduce speed limit from 50 to 40 mph			1.Traffic survey required to establish existing speeds and volume of traffic  Further advice needed from KCC Highways as to appropriate intervention

**Edenbridge Town Council - Highway Improvement Plan/Action Plan**

9.	<b>Main Road at Swan Lane Junction</b>	P&T meeting 31.01.22 proposal for yellow lines or other interventions to restrict parking along Main Road near the Swan Lane junction			
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