

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 17 May 2023 at 8:00 pm

Present: Cllrs. Jon Aldridge (*Vice-Chairman*), Angela Baker, Alan Layland (*Chairman*), Margot McArthur, Stuart McGregor, Angela Read, Bob Todd
In attendance: Planning Officer, 12 members of the public and no members of the press.
Meeting opened 20.00.

1 Elections

1.1 Election of Chairman of the Planning and Transportation Committee

Cllr J Aldridge was nominated as Chairman and, there being no other nominations, members

Resolved: Cllr J Aldridge be elected Chairman for the ensuing year.

1.2 Election of Vice-Chairman of the Planning Committee

Cllr S McGregor was nominated as Vice Chairman and, there being no other nominations, members

Resolved: Cllr S McGregor be elected Vice Chairman for the ensuing year

2 To Receive Apologies for Absence

Apologies for absence were received, noted, and accepted from Cllr Compton and Cllr Gemmell Smith

3 Declaration of Interests or Predetermination, including interests not already registered

None.

4 Public Questions and Statements

Meeting Closed 20.05

A member of public spoke on item 6.1, stating that the estate had not been updated since it was built, but funding of £90,000 was spent on a new park which was now being moved near a drug dealing spot with no streetlights or CCTV. The poor security should be addressed. They asked does it need new houses and maisonettes to fund the development.

A second member of public was not sure whether they supported the application or not but said that social housing had gone from 40% to zero and if the car park was having to be funded by building the cost would go up. They asked why social housing had been removed from the application.

A third member of public stated that if it needs houses to make the estate better, residents would not be getting any money back to improve it. They asked why the FTRA hall had to shut and why was the asbestos not dealt with when it was last rebuilt, and why was the park being moved. They said that there were no new schools for the new houses, no doctors, so why keep building houses that people can't afford.

A fourth member of public said they felt that SDC seemed to think that it was a 'done deal'. They had been to one of the meetings but said no one would talk to them. They stated that they thought SDC were trying to bribe residents with parking spaces; the whole estate needs repairing, the community centre needs rebuilding, the playground is new in comparison. The said that a petition had been made not to close the playground. SDC had proposed a pop-up shop – there is no shop. There are more people coming to live in Edenbridge, there is nowhere left, every field is allocated and Edenbridge looks like one big estate and the building works will be damaging to the health and wellbeing of the residents.

The first speaker interrupted, asking for confirmation that the 23 new parking were not allotted to door numbers of the new house.

A fifth member of public asked why £60,000 had been spent on new electrics, fire alarms and plumbing to now pull the hall down, and why not just replace the glass with double glazing.

Meeting re-opened at 20:15

Meeting closed again at 20:15

A member of public continued to speak asking what was going to happen regarding the health of residents while the building works go for 6 -12 months, making dust and smoke.

Cllr Layland replied that there was a Construction Plan which is published in the planning documents

Cllr McArthur addressed the persistent talking public and explained that Edenbridge Town Council was not a decision-making body and could not give conditions. After the Town Council makes its comments to SDC the application will be taken to a Development Control Committee which would consist of 20 councillors from across the district. The lack of police stations, hospitals etc are not planning considerations.

Meeting re-opened at 20.22.

5 To Receive and Sign the Minutes of The Planning and Transport Meeting held on 24 April 2023 (pages 9911 to 9912)

Resolved: the minutes of the Planning Committee held on 24 APRIL 2023 be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 9911-9912.

6 Planning Applications to Be Considered

6.1 23/00925/FUL - Land Off Farmstead Drive TN8 6DX

Recommendation: Members supported this application.

Members commented:

- Members expressed concern over the loss of Green Space caused by the application.
- It was important to provide CCTV in the area, particularly where the playground was being re-sited and between the new buildings and Templars' Court.
- Members required clarification of the noise, dust, and transportation in the Management Scheme for contractors regarding this application.
- Members wished to bring attention to the residents' association being made 'homeless' and some consideration should be given to ensure that the association is still active in two years.
- SUDS report – the ground contamination described need to be addressed.

The members of the public present let the meeting

6.2 23/01115/HOUSE - Ashley Little Browns Lane TN8 6LJ

Recommendation: Members objected to this application.

Members objected to this application on the basis that no ecology report has been submitted and would like to see one first

6.3 22/03361/HOUSE - 1 Greybury Lane Marsh Green TN8 5QP

Recommendation: Members continued to support this application but noted that the

Preliminary Ecological Appraisal added since they last considered it, has been published in an almost entirely redacted form.

6.4 23/00580/FUL - Oxfam 34 High Street TN8 5AJ

Recommendation: Members supported this application subject to the comments from the Conservation officer.

6.5 23/01205/FUL - Newgraphic 127A High Street TN8 5AX

Recommendation: Members supported this application but commented:

- The flood risk report is missing.
- The impact of the upstairs room on neighbouring properties.

6.6 23/01153/FUL - 29 And 31 High Street TN8 5AD

Recommendation: Members supported this application subject to the Conservation Officer's approval.

6.7 23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET

Recommendation: Members supported this application.

7 Information Only

7.1 23/01125/WTPO - 25 Albion Way TN8 6JQ

Noted

7.2 23/01116/LDCPR - Ashley Little Browns Lane TN8 6LJ

Noted

7.3 23/01210/DETAIL - Side Of 34 Park Avenue TN8 5LB

Noted

7.4 23/01090/LDCPR - St Julians Swan Lane TN8 6AJ

Noted

7.5 23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET

Noted

7.6 23/00899/HOUSE - The Limes Crown Road TN8 6AN

Noted

8 SDC Planning Decisions

8.1 22/03592/HOUSE - 2 Crown Road TN8 6AN

Noted.

8.2 23/00240/HOUSE - Meadlands Mead Road TN8 5DD

Noted.

8.3 23/00611/HOUSE - 47 Ridge Way TN8 6AU

Noted.

8.4 23/00520/FUL - Doggettes Cottage 1 Lingfield Road TN8 5DR

Noted.

8.5 23/00690/LBCALT - The King And Queen 81 High Street TN8 5AU

Noted.

8.6 23/00386/FUL - Oxfam 34 & 34A High Street TN8 5AJ

Noted.

9 Appeals

9.1 21/02094/FUL - Land North Of Warsop Trading Estate Hever Road KENT TN8 5DJ

Noted.

10 Other Planning Business

11 Planning Applications Considered Outside of A Meeting

11.1 23/01118/PAE - Ashley Little Browns Lane TN8 6LJ

Noted.

12 Press Release

None.

13 Date of Next Meeting

Meeting closed 21.00