

To Councillors: J Aldridge (*Chairman*), A Baker, A Eyre, M Gemmell Smith, A Layland, M McArthur, S McGregor (*Vice-Chairman*), V Parker, A Read, J Streets, B Todd.

Notice is hereby given of a Planning and Transport Committee Meeting to be held in Rickards Hall on 17 July 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 17 July 2023 at 9.00 am

Town Clerk
12 July 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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Meeting Papers & Report

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 26th June 2023 (pages 2023-08/01 to 2023-08/02**

📄 Planning and Transport | 26 June 2023 v.1 - Minutes (Pages 2023-008/1-2)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **23/00505/FUL - Land North West Of Little Browns Railway Bridge Hilders Lane**

Solar photovoltaic farm use for a period of 40 years, comprising PV panels mounted on metal frames, new access tracks, substations, inverter substations, external transformers, switchgear kiosks, storage building, communications building, underground cabling, perimeter fencing with CCTV cameras and access gate, temporary construction compound and all ancillary grid infrastructure and associated works.

🔗 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQFY6VBKJ6S00>

6.2 **23/01686/FUL - 4 Ridge Way TN8 6AR**

Demolition of existing dwelling; erection of three pairs of two-storey semidetached 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=RWCSTJBKM8U00>

6.3 **23/01711/HOUSE - Skinners Skinners Lane TN8 6LW**

New garage and store with rooflights.

This application was amended on 3rd July 2023 and a summary of the changes is set out below:

The Planning statement has been amended

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICPGBKMAR00>

6.4 **23/01709/HOUSE - 9 Westways TN8 6AA**

Removal of attached side garage and construction of proposed two storey side and single storey rear elevation. Roof alterations

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWICOQBKMAN00>

6.5 **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.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMEXYKKBK0LO00>

6.6 **23/01608/FUL - Fields Land North Of Lydens Lane Lydens Lane Hever TN8 7EP**

Change of use of land for equestrian purposes, the erection of a stable block with tack room/store and formation of a sandschool

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVXZCPBKLZU00>

6.7 **23/01867/HOUSE - 78 Springfield Road TN8 5HQ**

Demolition of existing single storey side extension and erection of two storey side and rear extension.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX2Q0BBKMPL00>

6.8 **23/01737/HOUSE - Lambourne 32A Lingfield Road TN8 5DX**

Demolition of existing conservatory, erection of single storey extension with rooflights. Associated hard landscaping.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWM21PBKME600>

7 **For Information**

7.1 **23/01041/HOUSE - Warren Cottage Hever Lane Hever TN8 7ET**

Erection of carport with plant room and parking alteration. Proposed swimming pool. Proposed Ground Source Heat Pump installation. Replacement driveway gates. Demolition of stable outbuilding.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSYKO4BKKGZ00>

7.2 **23/01874/PAC - Stable Court Skeynes Park Lingfield Road TN8 5HN**

Prior notification for a change of use from agricultural use to dwellinghouse and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.

7.3 **23/01844/NMA - Memorial Health Centre Four Elms Road TN8 6FY**

Non material amendment to 19/01682/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX0V6OBKMNJ00>

7.4 **23/01786/DETAIL - Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL**

Details pursuant to condition 4 (Archaeological Watching Brief) of 22/02378/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWVBD0BKMJA00>

8 **SDC Planning Decisions**

8.1 **23/01244/HOUSE - 21 Frantfield TN8 5BB**

Removal of existing out/link building and conservatory with the addition of a single storey rear extension and porch to the front. Rooflights.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTZM0HBKKN00>

8.2 **23/01153/FUL - 29 And 31 High Street TN8 5AD**

Convert undercroft into shop space (wc and kitchen area) at 29 High Street. Replace existing timber windows and doors with new white aluminum glazing at 29 and 31 High Street.

Status: Refused

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTEUBQBK0L000>

8.3 **22/03413/FUL - New Barns Farm Greybury Lane Marsh Green TN8 5QU**

Demolition of 2 agricultural barns. Conversion of each of 4 agricultural barns to single dwellings. Construction of a single dwelling (amendment to previously granted scheme). Associated infrastructure and landscaping.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RML0GEBKH9K00>

9 **Planning Applications Considered Outside of A Meeting**

10 **Consultations**

10.1 **GTR Public Consultation on Proposals to Close Ticket Offices on Station Concourses Starting 5th July up to 26 July 2023**

Independent passenger watchdogs London TravelWatch and Transport Focus, public consultations on behalf of GTR and other rail operators across the country, up until 26 July 2023 - The Consultation seems to indicate no change for Edenbridge Town - see


attached.


 Annex 1: GTR Station Information-1.pdf

10.2 **Proposed diversion of part of public footpath SR620 in the Town of Edenbridge in the District of Sevenoaks - closes 18 August**

Kent PROWS recently contacted the Town Council to ask if it would support the diversion of a section of the public right of path which historic markings now differ to the path actually walked, this is now through Mowshurst car park. Council (July 2023) support the request to divert part of public footpath SR620 following the making of the Order to amend its alignment.

PROWS are now consulting publicly, with responses to be received by 18 August.

 Annex 2: SR620 Consultation letter with response form.pdf

 Annex 3: SR620 Edenbridge consultation plan.pdf

11 **Other Planning Business**

11.1 **Removed Vehicle Activated Sign - B2026 Mill Hill**

Kent County Council (KCC) has written to the Council to advise they have 'removed this sign in February 2023 to our depot to investigate reports of poor reliability and have attempted to return the sign to normal operation. Due the age of the sign, which was installed in 2006, a full repair has not been possible as many of the required parts are now obsolete.

With our limited resources, priority is currently given to safety critical schemes and this asset does not meet this criteria. Meaning unfortunately, that we are unable to fund an automatic replacement of the sign. For a replacement sign to be installed through alternative funding, we require evidence demonstrating that there is an ongoing safety issue where a Vehicle Activated Sign would be an effective tool, this is to ensure the most effective solutions are in place on the highway. The approach to the installation of these signs has changed in recent years and they are now only installed where all other engineering options have been implemented and there remains a residual safety issue, one option is to identify this using the results of a recent Speed Survey (obtained through the Highways Improvement Team).

Therefore, this equipment will not be replaced unless these criteria are met, and an alternative funding source can be identified; some have used the Combined Member Grant for this purpose. The options are not to replace the sign, consider some other form of speed deterrent, or to buy a new sign for approx. £8,000. The removed sign was originally funded through a schemes programme and therefore I have also contacted the Highways Improvement Team with the same information for their own consideration'.

The Town Clerk has responded saying: '*this is really disappointing that Kent Highways do not consider this worthy of replacement and putting the onus back on the Town Council to fund. In the early 2000s the Town Council campaigned for this speed indicator as there was a speed and safety issue, and in 2006 Kent Highways supported this installing this sign. The speed indicator device was located on the approach to Edenbridge, just before a public recreation area which is also home to the cricket club and the skate ramps. There is no pedestrian crossing as there are junctions and not sufficient pavement. The SID at least served as a warning to drivers as they entered a residential area and to slow down.*

The Town Council does not have access to a spare £8,000 to replace this currently, and it is a shame that KCC only allow their approved signs, which are about three times the cost of other SIDs available of the market.

However, we do have an approved portable speed indicator device which is currently approved for use at five locations. My question, as an interim option, would it be possible for the site to be registered as a further approved site which we could include on our rotation of portable sites. We would also then be able to collate some data on traffic speed and volume, as well as remind drivers to slow down'.

KCC has responded that this site is not suitable for the portable SID. Members could consider making an application to the CIL Board (although there is currently limited funds available), or fund through the Council's budgets making a recommendation to full Council to consider, or do nothing and monitor.

How do Members want to proceed?

11.2

Enterprise Way: to receive a resident's request to consider support double yellow lines

The Council has recently received correspondence from a couple of residents raising concerns about the parking along Enterprise Way, and a request for double yellow lines; emails were circulated to Members at the time of receipt.

Double Yellow lines are considered by Kent County Council (KCC) Highways. Details are published on its website (link below). However, they do say *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. They will need the crash data you obtained in step 1 or your reasons for promoting the changes. It may also be that your county member or parish council are able to financially support your request.*

County Councillor Margot McArthur is aware of concerns and has visited the location, to look at specific issues on Enterprise Way and has spoken to the site manager in charge of developing the housing on the west end of the site to ask about the extension of St Johns Way which will connect the two parts together. She has advised from this meeting, 'this is on schedule for completion in the next couple of months. This will divert a great deal of traffic, walking, wheeled and cars, away from Enterprise Way. Better news is that a pedestrian walking route feeding into St Johns Way should be finished in the next two weeks which will provide a much safer walking route to town. I have also discussed this matter at District and County level. The Police have been requested to attend and take action against pavement parking. Kent Highways have been asked to consider introducing restrictions on this road, but it is expected that they will require the Town Council to prioritise this on their existing HIP'.

The Town Council has a Highways Improvement Plan (HIP) (link below). Kent Highways asks parish and town councils to prioritise safety improvements that they may wish to see in their areas. The aim is to help KCC Highways manage requests for changes and improvements. KCC does not have a 'pot' of funding for parishes; however, this approach enables them to agree its priorities and ensure its investment has the most impact in making roads safer for all users. Kent Highways now only asks for five areas to be prioritised on the HIP, this was last reviewed by Committee in March 2023 and does not included Enterprise Way. The next review is not until 2024, and any amendments cannot be submitted before this review.

How do Members want to proceed?

<https://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2023/03/230313-HIP-review-new-plan-ETC-1.pdf>

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/parking/yellow-lines>

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

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Press Release

