



Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 26th March 2018** at 7:45pm.

**Councillors Present:**

Cllr A Gaukroger (Chair)

Cllr D Coleman

Cllr Mrs A Partridge

Cllr Mrs K Brooks

Cllr Mrs J Crowhurst

**Apologies:**

Cllr Mrs L Mills

**Also in attendance:**

Helen Munro (Clerk)

42. **APOLOGIES FOR ABSENCE.** It was **RESOLVED** to accept apologies received from Cllr Mrs L Mills.
43. **DECLARATIONS OF INTEREST.** There were none.
44. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.
45. **OPEN SESSION.** No members of the public were present.
46. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the responses be submitted to TWBC:
- 46.1. **18/00696/FULL      31 Woodhill Park**  
Proposed two storey side extension and rear conservatory.
- RESPONSE: Neutral subject to no material loss of light to the neighbouring property, 33 Woodhill Park.**
- 46.2. **18/00781/FULL      12 Camden Avenue**  
Demolition of existing open covered structure, erection of a single storey rear extension and rear garden deck, with alterations to rear fenestration and part conversion of existing garage to utility room.
- RESPONSE: Neutral**
- 46.3. **18/00791/FULL      21 Greenleas**  
Two storey side extension and rendering of existing walls.
- RESPONSE: Neutral**
- 46.4. **18/00692/FULL      Notcutts Garden Centre, Tonbridge Road**  
Extension to existing garden centre, improvements to the front entrance, formalisation of existing temporary car park, provision of new polytunnel/canopy, creation of feature garden, reconfiguration of existing play area, planteria and associated storage area.
- RESPONSE: The Parish Council is neutral to the changes to the main garden centre but OBJECTS to the concession units to the rear of the site which are not in keeping with the rural setting in the Metropolitan Green Belt and would turn this into a retail park.**

- 46.5. **18/00785/FULL 11 The Gill**  
Erection of a single storey side extension.

**RESPONSE: Neutral**

47. **LATE PLANNING APPLICATIONS.** There were no applications received after the agenda was set and prior to the Committee meeting.

- 47.1. **18/0069/FULL 2 Dairy Cottage, Maidstone Road**  
Erection of a single storey extension along the length of the East elevation under a mono-pitch roof and erection of a two-storey rear extension.

**RESPONSE: Neutral subject to no material loss of privacy to the neighbouring properties.**

- 47.2. **18/00602/FULL Knights Wood Development, Knights Way**  
Development of Phase 4 of Knights Wood to provide 86 residential dwellings (Use Class C3) and associated works including internal road network and associated highways works, reprofiling of site levels, landscaping, utilities and drainage infrastructure, car and cycle parking and waste storage.

The application was **noted**.

48. **PLANNING DECISIONS.** The following appeals and applications granted, refused, amended or withdrawn since the last meeting were **noted**.

- 48.1. **17/01151 Cornford Court, Cornford Lane** GRANTED  
Demolition of existing buildings and erection of 68 suite integrated community health centre and associated parking.

- 48.2. **18/00225/FULL Hawkwell Orchard, Maidstone Road** GRANTED  
Part Retrospective – Access to orchard, vineyard and three-bay barn.

- 48.3. **18/00165/FULL 23 Sandhurst Avenue** REFUSED  
First Floor side/rear extension.

- 48.4. **18/00232/FULL 3 Cornford Close** GRANTED  
Addition of rear first floor dormer and change of materials on the doors on the rear extension approved under (17/02456/FULL) to a grey and smooth texture.

49. **NEIGHBOURHOOD DEVELOPMENT PLAN.** The Parish Council was meeting with Cllrs Jukes and McDermott at the beginning of April to discuss the future Local Plan. It was suggested that the Parish Council could explore working on a NDP in parallel with TWBC's Local Plan. It was **RESOLVED** that the Local Plan and Neighbourhood Plans be added to the next Full Council agenda.

50. **MEETING WITH KCC CABINET MEMBER FOR PLANNING AND HIGHWAYS.** The minutes were **noted**. It was **RESOLVED** that the following actions be undertaken:

- The Clerk was asked to write to Highways England about the short, badly lit slip roads down to the A21 from the A264.

- The Clerk was asked to write to Highways England about the lack of signage southbound on the A21 warning drivers of vehicles crossing at Bo Peep Corner.
- It was recommended that TWBC be approached to make all agreed changes on one Traffic Regulation Order to be cost effective in due course. Projects to be considered included yellow lines at the junction of Church Road and Maidstone Road, the junction of Canterbury Road and Hastings Road and Batchelors; time limited parking around the Village Green and by the Primary School.
- Prior to contact with TWBC, a consultation with local residents would take place about introducing time limited parking around the Village Green. Cllr Gaukroger would help the Clerk with this.
- Prior to contact with TWBC, the Parish Council would meet the school to discuss the introduction of time limited parking in the parking bays. Cllrs Mrs Brooks would meet the Headteacher.
- The Clerk would contact the Quality Bus Partnership to discuss possible changes to the bus timetable or moving the bus stop at Stone Court Road to reduce damage to the grassed roundabout.

51. **CONSULTATIONS FOR CONSIDERATION.**

51.1. National Planning Policy Framework and Developer Contributions. The consultation was **noted**.

51.2. Draft Madeira Park and Warwick Park Conservation Area Appraisal and Management Plan Supplementary Planning Document. The consultation was **noted**.

52. **PARKING IN THE HIGH STREET.** An email from a resident about inconsiderate parking outside of the Fish and Chip shop was received and discussed. It was **RESOLVED** that County Cllr Barrington-King be approached to arrange a meeting to discuss possible solutions. Cllr Mrs Brooks agreed to circulate posters to local businesses asking their customers to park considerately.

53. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**

53.1. A21 Night Closures. The diversion was extremely long.

54. **MEETING DATES.** The next meeting date of 23<sup>rd</sup> April 2018 was **noted**.

There being no other business, the meeting closed at 9:08pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman