



Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 23rd April 2018** at 7:45pm.

Councillors Present:

Cllr A Gaukroger (Chair)

Cllr D Coleman

Cllr Mrs A Partridge

Cllr Mrs K Brooks

Cllr Mrs L Mills

Apologies:

Cllr Mrs J Crowhurst

Also in attendance:

Yvette Allen (Deputy Clerk)

55. **APOLOGIES FOR ABSENCE.** It was **RESOLVED** to accept apologies received from Cllr Mrs J Crowhurst.
56. **DECLARATIONS OF INTEREST.** There were none.
57. **CHAIRMAN'S ANNOUNCEMENTS.** Cllr A Gaukroger told members that the paperless scheme will go ahead for all Councils within the Borough.
58. **OPEN SESSION.** No members of the public were present.
59. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the responses be submitted to TWBC:
- 59.1. **18/00972/TPO 39 Ridgeway**
- Trees: Oak (G3) – Pruning to reduce overhang into neighbouring gardens, removal of broken branches.
- RESPONSE: Neutral**
- 59.2. **18/00689/FULL Notcutts Garden Centre, Tonbridge Road**
- Erection of 6 no, retail (Use Class A1/B1) use concession units with associated parking.
- RESPONSE: The Parish Council 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.**
- 59.3. **18/00934/FULL Chalket Farm, Chalket Lane**
- Change of use and conversion of a machine shed to 1 no. dwelling.
- RESPONSE: Neutral**
- 59.4. **18/01007/FULL 15 Knights Ridge**
- Two-storey front and two-storey rear extension, and part conversion of garage to habitable use.

RESPONSE: Neutral with regards to the overall design but have concerns about the visual impact of the materials used for the front of the house, as it looks like it may be out of keeping with the rest of the street.

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

60.1. **18/01109/FULL 2 Stone Court Lane**

Construction of single-storey front and rear extensions; addition of windows to side elevation.

RESPONSE: Neutral

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 **PLANNING DECISIONS.** The following appeals and applications granted, refused, amended or withdrawn since the last meeting were **noted**.

61.1. **18/00464/FULL 22 Woodhill Park GRANTED**

Side facing flat roof loft conversion/roof extension

61.2. **17/03482/FULL 11 Romford Road APPEALED**

Retrospective – Removal of 12 feet high hedge and replacement with 6 feet close boarded fence.

61.3. **17/03239/FULL 33 High Street APPEALED**

Erection of two detached dwellings, access, parking and landscaping

61.4. **17/03535/FULL Land rear of Sunhill Place APPEALED**

Erection of a two-storey detached dwelling.

62. **NEIGHBOURHOOD DEVELOPMENT PLAN (NDP).** The Local Plan due in June was awaited. There was a meeting in Matfield on 1st May, to which local Parish Councils had been invited, to discuss this. Cllrs Coleman and Gaukroger and the Clerk were to attend. Concern about the sheer amount of work involved with organising a NDP was raised. Representatives from the Village and other organisations would also need to commit to the task. A Working Group was to be set up, but it was suggested that this should wait until after the Local Plan was available.

63. **VILLAGE GREEN PARKING SURVEY.** After discussion, it was agreed not to go ahead with a survey at this stage. It would be reviewed once the new flats at 3 High Street had been built.

64. **HIGHWAYS ENGLAND.** The response from Highways England to the lack of signage on the A21 near Bo-Peep warning drivers that cars may be crossing was that as this was not an accident hotspot, nothing would be done, even though there had been several over the years (including 3 fatalities). It was **RESOLVED** that the Clerk contact Greg Clark M.P for some help with this.

The issue of the short slip road from the A264 had also been raised. Once again, this was not a collision hotspot, but it could be monitored. Council members felt that due to a lack of lighting and the speed of traffic, it was potentially a danger. It was **RESOLVED** that the Clerk contact Greg Clark M.P on this issue too.

65. **UPDATE ON VARIOUS HIGHWAYS ISSUES.**

- a. **Parking Issues by Pembury School.** Cllr Mrs Brooks and the Clerk had met with the Bursar at Pembury School regarding parking issues. Several years previously, KCC had been ready to develop an area behind the school for staff parking accessible through The Grove but because of residents' objections from The Grove, this did not go ahead. In the meantime, parking had become a serious problem and other solutions are being sought. A meeting with the Nursery School would be arranged to gauge their thoughts before pursuing this further.
- b. **Dangerous Parking in the High Street.** It was agreed to ask shopkeepers to display posters in their windows asking people not to park on the zig zag lines by the pedestrian lights.
- c. **Double Yellow Lines at the junction with Church Road and Maidstone Road.** It was **RESOLVED** to pursue this with the Borough Council on a safety issue.
- d. **Increase in Traffic along Woodside Road, Romford Road and Kings Toll Road.** complaints had been received about the increase in traffic when Kippings Cross was very busy. Signage was requested or if that wasn't possible, to have the SLOW signs in the road repainted. It was **RESOLVED** that the Deputy Clerk pursue this with the Kent Highways.

66. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

67. **MEETING DATES.** The next meeting date of Thursday 24th May was **noted**.

There being no other business, the meeting closed at 8:55pm.

Signed: _____ Date: _____
Chairman