



Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 17 September 2018** at 7:30pm.

Councillors Present:

Cllr A Gaukroger (Chair)
Cllr K More

Cllr D Coleman
Cllr A Partridge

Apologies:

Cllr K Brooks

Also in attendance:

Yvette Allen (Deputy Clerk)

P18/45. **APOLOGIES FOR ABSENCE.** It was **RESOLVED** to accept apologies received from Cllr K Brooks.

P18/46. **DECLARATIONS OF INTEREST.** There were none.

P18/47. **MINUTES.** It was **RESOLVED** that the minutes of the 23 July 2018 be approved and signed as an accurate record.

P18/48. **CHAIRMAN'S ANNOUNCEMENTS.**

- a. It was reported that Tesco had sold off some land at the Pembury site and it was suggested that this be used for a car show room but there had been no confirmation of this.
- b. A homeowner in the Ridgeway was hoping to extend his property under Permitted Development. Two councillors had visited one of the neighbours who was strongly objecting to this. If it could not go ahead under Permitted Development, then planning permission would be applied for and the Committee would comment in the usual way.

P18/49. **CLERK'S REPORT AND ACTION UPDATES.** The following was noted. Other reports would be discussed under later agenda items.

- a. Highways England had agreed to look into the issue of the A21 at Bo-Peep within the next 12 months. One solution which would be considered was extra signage.

P18/50. **OPEN SESSION.** No members of the public were present and the meeting was reconvened.

P18/51. **PLANNING APPLICATIONS.** Responses decided under delegated powers were noted:

- a. **18/02316/FULL 6 Gimble Way**
Erection of a single storey rear extension and enlargement of raised patio.

Response: NEUTRAL

- b. **18/02383/PNEXT 122 Ridgeway**
Prior notification for a proposed single-storey rear extension which:
A) Extends by 3.5m beyond the rear wall of the original dwelling;
B) Has a maximum height of 3.38m from the natural ground level;
C) Has a height of 2.8m at the eaves from the natural ground level.

Response: NEUTRAL subject to no loss of light.

- c. **18/02468/TCA 4 Penns Yard**
Tree in a conservation area notification: CONIFER (G1) – To cut back conifers by 1 - 1½m.
Response: NEUTRAL

P18/52. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the responses be sent to Tunbridge Wells Borough Council.

- a. **18/02393/FULL Grove Cottage, Romford Road**
Erection of a rear single storey sun room extension.

Response: NEUTRAL

- b. **18/02488/FULL 4 Ridgeway**
Demolition of an existing conservatory and the construction of a new two storey rear extension; new upper floor window to south elevation and new windows and door to north elevation; construction of canopy to ground floor of front elevation and creation of enclosed lobby.

Response: NEUTRAL subject to there being no material loss of light or privacy for immediate neighbours.

P18/53. **LATE PLANNING APPLICATIONS.** There were no late planning applications.

P18/54. **PLANNING DECISIONS.** The following appeals and applications granted, refused, amended or withdrawn since the last meeting were **noted**.

18/01768/TPO 39 Ridgeway GRANTED
Trees: Oak (G3) – Removal of dead-wood and broken branches;
Reduce the lower limbs of the tree that overhangs 11 Knights Ridge to a length of 2 metres from the main trunk.

- b. **18/01702/FULL 38 Herons Way GRANTED**
First floor side extension above existing single storey side extension.

- c. **18/01366/FULL 14 Knights Ridge GRANTED**
Proposed two storey front extension.

- d. **18/02316/FULL 6 Gimble Way GRANTED**
Erection of a single storey rear extension and enlargement of raised patio.

- e. **17/01151/FULL Cornford Court, Cornford Lane GRANTED**
Demolition of existing buildings and erection of a 68 suite integrated community health centre (C2 use class) and associated parking.

P18/55. **DOUBLE YELLOW LINES.** Advice on next steps had been received from Kent Highway Services and it was agreed (because of the huge costs involved) to gauge the views of Full Council regarding whether to carry out an informal consultation with residents regarding adding double yellow lines at the top of Church Road/Maidstone Road only. Depending on the outcome, the Council could then decide whether to apply for a T.R.O., with statutory consultation.

The other two suggested locations – Canterbury Road/Hastings Road and the Ridgeway were felt to be less suitable for now.

- P18/56. **PARKING IN PENNS YARD.** Various complaints backed up with photographs had been received regarding parking in Penns Yard. It was **AGREED** that the Deputy Clerk speak to Cllrs Nuttall and Reilly and ask them to contact Town and Country Housing (who are responsible for some of Penns Yard) on this matter and if possible to report back at the next Full Council meeting.
- P18/57. **LAMP COLUMN IN HENWOOD GREEN ROAD.** A quotation to relocate the lamp column had been received - £1604 for a stand-alone job or £906 as part of other scheduled works, plus UK Power Network's charge. It was **RESOLVED** that the resident could decide which option he wished to pursue. As the column belonged to the Parish Council, it would have to commission and pay for the work. A cheque for the total amount from the resident would be required before the order placed.
- P18/58. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
- a. Works at 3 High Street were having a detrimental effect on business at the Chemist due to lack of parking in the area and possible solutions were discussed.
 - b. A request was made to ask Southern Gas Networks about progress with the road works in the High Street.
- P18/59. **MEETING DATES.** Members noted the date of the next meeting – Monday 22 October 2018.

There being no other business, the meeting closed at 8:25pm.

Signed: _____ Date: _____
Chairman