



Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 22 October 2018** at 7:30pm.

Councillors Present:

Cllr A Gaukroger (Chair)
Cllr D Coleman

Cllr K Brooks
Cllr A Partridge

Also in attendance:

Yvette Allen (Deputy Clerk)

3 Residents

P18/60. **APOLOGIES FOR ABSENCE.** There were no apologies.

P18/61. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared an interest in item P18/71 as he lives near the potential development site.

The Deputy Clerk was asked to take advice about a general exemption for all Councillors as everyone uses the Tesco store.

P18/62. **MINUTES.** It was **RESOLVED** that the minutes of the 17 September 2018 be approved and signed as an accurate record.

P18/63. **CHAIRMAN'S ANNOUNCEMENTS.** The Chair reported that he and several other councillors had attended the exhibition at the Mercure Hotel regarding the potential development by Hendy of a Motor Village next to Tesco. This would be discussed later on under item 12.

P18/64. **CLERK'S REPORT AND ACTION UPDATES.** The following was noted.

- a. Southern Gas Networks had been in touch to inform the Parish Council that the roadworks along the High Street were three weeks ahead of schedule and should be finished by the end of October.

P18/65. **OPEN SESSION.** The meeting was adjourned at 7.38pm.

- a. A resident of Polley Close told members that he wished to object to 18/02952/FULL on the grounds that it was an over-development of the site and that, as a neighbour, it would have a negative impact on his daylight. Concern was also expressed about access on to Lower Green Road.
- b. Concern was expressed at the potential development at Stone Court Farm by local residents – 18/03011/PNQCLA on the grounds that this could set a precedent in the Metropolitan Green Belt; it was not in-keeping with existing residential properties and access was a serious concern. They would be objecting to the proposal.
- c. A resident thanked the Parish Council for providing draft planning minutes which were on the website.

He also wished to object to the proposal at Stone Court Farm – the design, location and access were his main concerns.

The meeting was re-convened at 8.02pm.

P18/66. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council.

- a. **18/02879/FULL** **34 Maidstone Road**
First floor side/rear extension over existing side ground floor garage/workshop

NEUTRAL but maintain our concerns about loss of light and privacy.
- b. **18/02726/FULL** **Hospice in the Weald, Maidstone Road**
Demolition of existing extensions and construction of a part two/one storey extension to create an improved day service facility along with the reconfiguration of the ground floor to create improved health and visitor facilities; landscaping works to gardens.

NEUTRAL
- c. **18/02802/FULL** **3 Forest Way**
Single storey side extension and alterations to existing side carport/porch.

NEUTRAL
- d. **18/02957/FULL** **33 Henwoods Crescent**
Erection of first floor front and rear extensions, new windows and rooflight.

NEUTRAL subject to there being no material loss of light for all neighbouring properties.
- e. **18/03011/PNQCLA** **Stone Court Farm**
Prior notification for the change of use of a building and land within its curtilage from an agricultural use to a use falling within Class C3 (dwelling houses) together with the associated building operations which are reasonably necessary to convert the building.

OBJECT on the grounds that it is not in keeping with other residential properties nearby. Concerns were expressed about access along Stone Court Lane and car parking for existing residents of Stone Court Lane; concerns were expressed about change of use to residential in an area not provided for in existing Local Plan and concerns were expressed that a development in the Green Belt could set a precedent.
- f. **18/02952/FULL** **40 Lower Green Road**
Proposed erection of one dwelling with associated parking and garden space, and extension of existing driveway following the demolition of the existing garage.

OBJECT on the grounds that it is an over-development of the site; access and egress on Lower Green Road is a concern; back garden infilling could create undesirable precedent in that area and a potential loss of light and privacy for all neighbours is an issue.
- g. **18/02884/FULL** **39 Beagleswood**
Dropped kerb

No comment

P18/67. **PLANNING APPLICATIONS** – The following were **noted**.

- a. **18/03046/TCA** **Village Green, High Street**
Trees in a Conservation Area: LIME (T1) – Remove suckers at base of tree; OAK (T2) Deadwood; OAK (T3) – Crown lift to approximately 5.2m and reduce away from other (T2) by 1-2m.
- b. **18/03140/PNEXT** **171 Hastings Road**
Prior notification for a proposed single storey rear extension which: A) extends by 5.44m beyond the rear wall of the original dwelling; B) has a maximum height of 2.82m from the natural ground level; C) has a height of 2.82m at the eaves from the natural ground level.

P18/68. **LATE PLANNING APPLICATIONS.** The following late planning application had been received for consideration:

- a. **18/03177/FULL** **85 Hastings Road**
Demolition of existing rear conservatory and erection of a single storey rear extension

NEUTRAL

P18/69. **PLANNING DECISIONS.** None had been received.

P18/70. **DOUBLE YELLOW LINES AT THE JUNCTION OF CANTERBURY ROAD/HASTINGS ROAD.** It was **AGREED** not to pursue this at this time particularly as there had not been any complaints from residents. Councillors understood the procedures and costing and would know how to proceed in future should the situation change.

P18/71. **MOTOR VILLAGE.** Members attended the public consultation about a proposed development for a multi-dealership car showroom, workshops and service centre next to Tesco, Pembury Road. A full planning application was expected at the end of November and it was recommended that this be considered by Full Council at their December meeting..

P18/72. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

P18/73. **MEETING DATES.** Members noted the date of the next meeting – Monday 19 November 2018.

There being no other business, the meeting closed at 9.19pm.

Signed: _____ Date: _____
Chairman