

Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 29 July 2019 at 7.30pm.**



Councillors Present:

Cllr A Gaukroger (C)
Cllr K Brooks
Cllr G Hall

Cllr A Partridge (VC)
Cllr P Gillan

Also in attendance:

Yvette Allen (Deputy Clerk)
Christine O'Grady – Community Engagement Manager – Quantum Group
3 residents

P19/32. **APOLOGIES FOR ABSENCE.** There were none.

P19/33. **DECLARATIONS OF INTEREST.** Cllr Gillan declared a personal interest in 19/01988/TPO as he is an immediate neighbour.

P19/34. **MINUTES.** The minutes of the meeting held on 24 June 2019 were signed as a correct record.

P19/35. **CHAIRMAN'S ANNOUNCEMENTS.** The Chairman reported that the Draft Local Plan had now been published and was accessible via the Tunbridge Wells Borough Council website.

P19/36. **CLERK'S REPORT AND ACTION UPDATES.** Late planning applications. One late planning application had been received and was considered under Item P19/22 below.

The meeting was adjourned at 7.39pm.

P19/37. **OPEN SESSION.** A representative of the Quantum Group gave a brief report on the development proposed for Owlsnest, Tonbridge Road. They proposed a 76 bed en-suite nursing home offering round-the-clock care. It would specialise in Dementia/Alzheimers, palliative care and a small number of beds would be allocated for 'step-down' care. It would work with the NHS Maidstone & Tunbridge Wells Trust. It plans to open the lake to the public and would maintain it – it would not be the responsibility of the Parish Council. A new vehicular access would be formed further away from the entrance to the hospital and a pedestrian crossing is planned.

The public consultation period for this proposal had started; strategic canvassing would be carried out and comments fed back to the architect. There would be no public exhibition.

A resident asked for further support in objecting to planning application 19/01696/FULL – Land at Stone Court Farm. It would be discussed under item 38f in the agenda.

A resident asked for further news on the Hendy application for a Motor Village on land next to Tesco. Cllr Gaukroger explained that a date had not yet been set for the Borough Council's Planning Committee to consider this application. The report awaited from Kent Highways had not yet been received.

The meeting reconvened at 7.59pm

P19/38. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

a. **19/01614/FULL** **23 Lower Green Road**

Demolition of existing conservatory at rear; erection of a single storey rear extension with rooflight.

RESPONSE: NEUTRAL

b. **19/01649/FULL** **Land at Pembury Close**

Creation of three additional car parking space – two on central amenity land and one to east of 4 bay parking area.

RESPONSE: NEUTRAL

c. **19/01525/FULL** **106 Ridgeway**

Erection of a rear extension.

RESPONSE: NEUTRAL

d. **19/01644/FULL** **17 Henwoods Crescent**

Demolition of garage and erection of two storey side extension including front and rear dormers; alterations to fenestration.

RESPONSE: OBJECT ON THE GROUNDS THAT IT IS TOO OVERBEARING AND TOO CLOSE TO THE NEIGHBOURING PROPERTY.

e. **19/01784/FULL** **31 Maidstone Road**

Single storey rear and side extension; raised terrace and timber screen; alterations to fenestration.

RESPONSE: NEUTRAL

f. **19/01696/FULL** **Land adjacent to Stonecourt Farm Cottages, Stonecourt Lane**

Proposed conversion and change of use of agricultural barn (Barn A) into four residential units (comprising 3 no. 3 bed units and 1 no. 2-bed unit with associated parking and garden space – demolition of one bay (south end) of the barn.

RESPONSE: OBJECT ON THE FOLLOWING GROUNDS:

5) 'Improvements to public realm at centre of Pembury' (again as per draft Local Plan).

- j. **19/02030/PNEXT** **106 Ridgeway**
Prior notification for a proposed single storey rear extension which: A) Extends by 4.1m beyond the rear wall of the original dwelling; B) Has a maximum height of 3.5m from the natural ground level; C) Has a height of 2.3m at the eaves from the natural ground level.

This prior notification was noted by members.

P19/39. **LATE PLANNING APPLICATIONS.** The following application was considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **19/01998/TPO** **3 Knights Close**
Trees: LIME (T1) – Remove epicormic growth below a height of 7 feet on an annual basis (2019 – 2028 inclusive)

RESPONSE: NEUTRAL

P19/40. **PLANNING DECISIONS.** The following were noted:

- a. **19/01228/TPO** **31 Gimble Way**
TREES: OAK (T1) – Reduce crown by 2-3m and thin branches to increase light.

GRANTED

- b. **19/00991/FULL** **1E Beagleswood**
Conversion of garage to a bedroom and replacement of garage door with a new wall and window.

GRANTED

- c. **19/00925/ADV** **Burtons Solicitors, 23a High Street**
Advertisement: 2 no. fascia signs and 1 no. wall mounted sign with external lighting.

GRANTED

- d. **18/03542/FULL** **Notcutts Garden Centre, Tonbridge Road**
Extension to existing garden centre, improvements to the front entrance, rationalisation and formalisation of existing overflow car park, provision of new polytunnel/canopy, creation of feature garden, reconfiguration of existing play area, planteria and associated storage area.

GRANTED

- e. **19/01296/TPO** **19 Highfield Close**
Trees: ASH (T1) – Reduce to previous pruning points; ASH (T2) –
Reduce to previous pruning points.

GRANTED

- f. **19/01423/LBC** **Mays Barn, Romford Road**
LBC – Repairs and internal alterations (Phase 2)

GRANTED

- g. **19/00413/FULL** **Latchetts, Romford Road**
Erection of a two storey rear and side extension and an attached single
storey garage.

REFUSED

P19/41. **LATE PLANNING DECISIONS.** There were none.

P19/42. **THE PLANNING PROCESS** – Councillors reviewed the document received
from the Pembury Society and suggested some amendments.

P19/43. **HIGHWAYS MATTERS**

- a. **Highways Improvement Plan.** KCC do not have the funds to pay
for speed assessments. Cllr Barrington King would be asked if this
could be funded from his members' grant. Any consultation on yellow
lines etc., to be suspended until after Hendy's Motor Village proposal
had been decided. The Deputy Clerk was asked to find out about the
data recorded on the Speed Indicator Device which was sited near
the school in 2017.
- b. **Speed outside Pembury School.** Until a speed survey can be carried
out, there was no reason to meet with the school. If Cllr Barrington
King was unable to assist financially, speed assessments would be
considered in the October meeting and put forward for next year's
budget.

P19/44. **POLLEY CLOSE BUS SHELTER.** Two quotations to repair the roof had been
received. After consideration, it was **RESOLVED** to appoint Sealasite to carry
out the work.

P19/45. **BUILDING FOR THE HIGH WEALD.** Cllr Partridge gave an oral report which
was noted by members.

P19/46. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE
MEETINGS.** There were none.

P19/47. **MEETING DATES.** Members noted the date of the next meeting – **Monday 16 September 2019**. A provisional date had been set for Monday 27 August dependent on the number of planning applications received.

There being no other business, the meeting closed at 9.23pm.

Signed: _____ Date: _____
Chairman