

Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 27 August 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)
5 residents

P19/48. **APOLOGIES FOR ABSENCE.** There were none.

P19/49. **DECLARATIONS OF INTEREST.** Cllr Gillan declared a personal interest in 19/02135/FULL as he knew the applicant and Cllr Gaukroger declared a Disclosable Pecuniary Interest in Item 11 - Hendy Motor Village application as he is a close neighbour for which he has a dispensation.

P19/50. **MINUTES.** The minutes of the meeting held on **29 July 2019** were signed as a correct record.

P19/51. **CHAIRMAN'S ANNOUNCEMENTS.** The Chairman reported that (according to the Case Officer) the proposed affordable housing which was to have been included at the development at the Sturgeons site in Henwood Green Road had been withdrawn from the latest planning application but it appears that Section 106 monies would still be retained.

P19/52. **CLERK'S REPORT AND ACTION UPDATES.** Late planning applications. One late planning application had been received and was considered under Item P19/55.

The meeting was adjourned at 7.35pm.

P19/53. **OPEN SESSION.**

Four residents spoke objecting to the proposed demolition and rebuild at 83 Woodhill Park. Their main concerns were loss of light for immediate neighbours; loss of privacy; the proposal was out of keeping with the area, the overall increase in bulk of the property – 43% and noise issues emanating from the air source heat pump planned on the side of the property. Concerns were expressed about Health and Safety during the construction because of a shared driveway.

One resident (the applicant) addressed these issues individually.

The meeting reconvened at 8.17pm

P19/54. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge

Wells Borough Council (TWBC).

- a. **19/01718/FULL** **Bentinck Farm, Romford Road**
Removal of a redundant store building and erection of a 3-bay garage with room in the roof and extension of residential curtilage.

RESPONSE: NEUTRAL

- b. **19/02018/FULL** **78 Beagleswood**
Removal of existing rear extension and erection of single storey rear extension.

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

- c. **19/02017/FULL** **78 Beagleswood**
Removal of existing porch, erection of new porch.

RESPONSE: NEUTRAL

- d. **19/2067/FULL** **83 Woodhill Park**
Demolition of existing house and garage. Erection of new house with bike/wood. bin store and landscaping.

RESPONSE: OBJECT on the grounds of loss of light, loss of privacy to immediate neighbours; out of keeping with the area; overall increase in size of the building and noise from the air source heat pump. The Parish Council would be asking Borough Councillors to 'call in' this application.

- e. **19/02135/FULL** **14 The Forstal**
Erection of single storey side extension plus new front porch.

RESPONSE: NEUTRAL

- f. **19/01855/FULL** **31 Gimble Way**
Proposed loft conversion and rear dormer.

RESPONSE: NEUTRAL

- g. **19/02245/FULL** **1 The Paddock**
Demolition of single storey rear conservatory, erection of single storey rear extension, erection of second storey front extension, alterations and extension to existing porch and internal alterations.

RESPONSE: NEUTRAL

- h. **19/02110/TPO** **30 Gimble Way**
Trees: OAK (T1) – Fell

RESPONSE: The Parish Council was not given enough information to form an opinion.

P19/55. **LATE PLANNING APPLICATIONS.** The following application was considered, and it was **RESOLVED** that the following response be sent to Tunbridge Wells Borough Council (TWBC).

a. **19/02267/OUT** **Land East of Kingstanding Way,
Tunbridge Wells**

Outline (Access not reserved) – Development of up to 74,000sqm GEA of floorspace with Use Classes B1 (Business) and B8 (Storage and Distribution), including creation of a new vehicular and pedestrian site access, cycle way, landscaping, ancillary café (A3) and associated works.

Members **NOTED** this application but did not wish to comment.

P19/56. **PLANNING DECISIONS.** The following were noted:

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

Erection of a rear extension.

GRANTED

b. **19/01565/FULL** **57 Woodhill Park**

Two storey side extension including Juliet balcony to rear and rooflight to front; single storey rear extension.

GRANTED

c. **19/01625/FULL** **83 Woodhill Park**

Part two storey and single storey rear extension. Link roof between house and garage. Alterations to garage. Lightweight enclosure to rear of garage. New bike and bin store. Alterations to existing house.

GRANTED

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

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

GRANTED

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

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

GRANTED

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

Single storey rear and side extension; raised terrace and timber screen; Alterations to fenestrations

GRANTED

- g. **1901644/FULL** **17 Henwoods Crescent**
Demolition of garage and erection of two storey side extension including front and rear dormers; alterations to fenestration.

WITHDRAWN

- h. **19/01696/FULL** **7 Woodsgate Way**
Removal of an existing conservatory and construction of a two storey side extension.

WITHDRAWN

P19/57. **LATE PLANNING DECISIONS.** There were none.

P19/58. **PROPOSED MOTOR VILLAGE.** The Chairman updated members and reported that the Parish Council transport consultant maintains his view that the Transport Assessment by Hendy has not correctly identified the existing traffic conditions within the local area and has not accurately assessed the implications of the proposals on the local highway network.

P19/59. **LOCAL PLAN MEETING.** It was agreed that the meeting would be from 6pm to 9pm at the Village Hall. The plans of the different sites would be displayed and visitors could talk to Parish and Borough Councillors for the first couple of hours. This would be followed by a public meeting co-chaired by Cllrs Brooks and Gaukroger. Questionnaires would be devised and results of feedback forms would be published on the Parish Council website. Tea and coffee would be served until 7.30pm.

P19/60. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

P19/61. **MEETING DATES.** Members noted the following dates:

Monday 16 September – Planning & Highways Committee meeting at 7.30pm
Monday 23 September – Local Plan meeting – Village Hall at 6pm

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

Signed: _____ Date: _____
Chairman