

Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 28 October 2019 at 7.30pm.**



**Councillors Present:**

Cllr A Gaukroger (C)  
Cllr K Brooks

Cllr A Partridge (VC)  
Cllr P Gillan

**Also in attendance:**

Yvette Allen (Deputy Clerk)

**Apologies:**

Cllr G Hall

P19/70. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllr G Hall.

P19/71. **DECLARATIONS OF INTEREST.** Cllrs Gaukroger, Brooks and Gillan declared that they had been lobbied by the landowner of PE4.

P19/72. **MINUTES.** The minutes of the meeting held on **16 September 2019** and **21 October 2019** were signed as a correct record.

P19/73. **CHAIRMAN'S ANNOUNCEMENTS.** Work commissioned by Hendys to clear vegetation and rehome reptiles was being carried out at the Tesco site. As planning permission has not yet been granted for the proposed motor village, enquiries were made of the Tunbridge Wells Borough Council's (TWBC) planning enforcement department as to the nature of this work, and it was confirmed that there was no breach of planning laws. Hendy's traffic management company had produced a further report containing a lot more statistical information to back up their application so it was suggested that the Clerk contact Les Henry Associates and request that he study this new report to ascertain if there is anything further that can be added to the Parish Council's objections.

P19/74. **CLERK'S REPORT AND ACTION UPDATES.** The Deputy Clerk reported that planning application 19/02067/FULL (83 Woodhill Park) was due to be heard by the TWBC Planning Committee on 20 November. The Parish Council had asked for this to be 'called in' and Borough Cllr D Hayward was to speak against it at this hearing. Cllr Gaukroger would liaise with Cllr Hayward to ascertain whether he or Cllr Partridge would also speak.

Cllr Partridge would ensure that the neighbours who had strongly objected to the application were aware of the hearing date.

P19/75. **OPEN SESSION.** The meeting was adjourned at 7.41pm and reconvened at 7.41pm as no members of the public were present.

P19/76. **PLANNING APPLICATIONS.** The following applications were considered and it was RESOLVED that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

a. **19/02737/FULL** **Chalket Farm, Chalket Lane**

Conversion and extension of disused machinery shed into a two bedroom dwelling.

RESPONSE: NEUTRAL

- b. **19/02212/FULL** **Upper Church of St. Peter, Hastings Road**

Construction of a new single-storey church and community hall with toilets, a kitchen and ancillary spaces. Existing opening to be infilled and a new opening formed to provide access to the new kitchen and emergency escape. Proposed enclosed store for refuse and re-cycling bins.

RESPONSE: NEUTRAL but have concerns about parking especially in conjunction with the ingress and egress on to Hastings Road in view of the Local Plan proposals along this road.

- c. **19/02800/FULL** **Pembury Service Station, 68 High Street**

Removal of Condition 8 (Operating Hours) of Planning Permission 93/00733/FULL (Redevelopment of existing petrol filling station to form a self-service filling station including 2 no. jet wash bays) to allow the site to operate 24 hours daily.

WITHDRAWN

- d. **19/02836/TPO** **Gimble Grove, 16 Gimble Way**

Trees: OAK (T1) – reduce, thin and remove deadwood from the oak tree by 15 – 20% back to previous pruning points; SCOTS PINE (T2) – Deadwood and thin scots pine by 5 – 10%; 8 x LEYLANDII (T3) – Fell; CHERRY x 2 (T4) – Reduce by 25 – 30%

RESPONSE: NEUTRAL

- e. **19/02637/FULL** **17 Henwoods Crescent**

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

RESPONSE: NEUTRAL

P19/77. **LATE PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following response be sent to Tunbridge Wells Borough Council (TWBC).

- a. **19/02914/TPO** **29 Gimble Way**

Trees: OAK (T1) – Reduce the canopy by approximately 2m all round to convenient pruning points; OAK (T2) – Reduce the canopy by approximately 2m all round to convenient pruning points.

RESPONSE: NEUTRAL

- b. **19/02815/FULL** **7 Woodgate Way**  
Demolition of conservatory and erection of two storey side extension and front porch and alterations to access arrangements  
  
RESPONSE: NEUTRAL
- c. **19/02993/FULL** **15 Knights Ridge**  
Two storey front and first floor rear extensions  
  
RESPONSE: NEUTRAL
- d. **19/02912/FULL** **Hospice in the Weald,  
Maidstone Road**  
Demolition of existing extensions and construction of a part two/one storey extension and lobby; reconfiguration of ground floor to create improved health, staff and visitor facilities; landscaping to gardens.  
  
RESPONSE: NEUTRAL

P19/78. **PLANNING DECISIONS.** The following were noted:

- a. **19/2185/FULL** **Coppins, 4 Romford Road**  
Demolition of existing conservatory, garage, shed and side porch; erection of a single storey rear extension and garage with alterations to windows, doors and rooflights.  
  
GRANTED
- b. **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.  
  
GRANTED
- c. **19/02135/FULL** **14 The Forstal**  
Erection of single storey side extension plus new front porch.  
  
GRANTED
- d. **19/01855/FULL** **31 Gimble Way**  
Proposed loft conversion and rear dormer.  
  
GRANTED
- e. **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.  
  
GRANTED

- f. **18/03596/FULL** **12a Sandhurst Avenue**  
Variation of Condition 2 attached to planning permission  
16/502249/FULL: Minor Material Amendment to include details of  
bollard lighting.

GRANTED

- g. **18/00074/FULL** **Woodside Playing Fields**  
Change of use of land to expand existing recreational facilities  
through provision of additional sports pitches with refurbished and  
extended changing rooms, together with associated additional car  
parking provision, 'ball stop' fencing and ground works. Creation of  
new access from Woodside Road (existing vehicular access to be  
closed off) with egress onto Hastings Road

WITHDRAWN

P19/79. **LATE PLANNING DECISIONS.** The following was noted.

- a. **19/02386/FULL** **35 The Gill**  
Proposed first floor side extension above garage and rear single  
storey extension (part retrospective).

GRANTED

P19/80. **LOCAL PLAN.** Cllr Gaukroger had worked on an initial draft response to the  
Local Plan and this had been circulated to Committee members. The Clerk  
had made several additions which were considered and agreed by members.  
It was **RESOLVED** that the amended version would go on the next Full  
Council agenda for final discussion before submission to TWBC.

P19/81. **NEIGHBOURHOOD DEVELOPMENT PLAN (NDP).** A few people had come  
forward with an interest in becoming involved with a NDP but more were  
needed. Cllr Brooks to write an article in the forthcoming Pembury Village  
News to encourage others to sign up. If enough interest was generated, a  
meeting would be held at the end of January to discuss the next steps. The  
Clerk had researched grants to help towards the cost of an NDP and  
approximately £9,000 would be available.

P19/82. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE  
MEETINGS.** Cllr Gaukroger asked whether the issue of parking around the  
Village Green should be revisited and it was agreed to put this on a future  
Planning & Highways agenda for further discussion.

P19/83. **MEETING DATES.** Members noted the following date: **18 November  
2019.**

There being no other business, the meeting closed at 8.57pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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Chairman