

Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 27 January 2020 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:

Helen Munro (Clerk)
3 Members of the public

P19/100. **APOLOGIES FOR ABSENCE.** There were none.

P19/101. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared a pecuniary interest in item P19/111 regarding Cornford Lane and item P19/114 regarding Hendy's Motor Village. Cllr Gillan declared he had been lobbied about item P19/106b the Great Bayhall Barn, Chalket Lane planning application.

P19/102. **MINUTES.** The minutes from the meeting on 16 December 2019 were signed as a correct record.

P19/103. **CHAIRMAN'S ANNOUNCEMENTS.** The Chairman reported on an email from St Peter's Church with details of some changes to the application for an extension. The plans will come through to the committee as an amendment in due course. The Chairman also reported on a request from a resident to install a footpath along the A21 from Kippings Cross to the Bo Peep junction. It was agreed that this item be added onto the Full Council agenda.

P19/104. **CLERK'S REPORT AND ACTION UPDATES.** The Clerk reported that there was one additional planning application received to be discussed later.

P19/105. **OPEN SESSION.** The Meeting was adjourned at 19:35. A representative from a group of residents from Canterbury Road spoke about their concerns about parking and speeding traffic along Canterbury Road. It is a cut through between Hastings Road to Henwood Green Road and the future development at the Sturgeon's site may exacerbate the problem. Residents asked that a 20-mph zone is considered. It was agreed to add this to the next Committee agenda. Speedwatch would also be added to the next agenda for discussion.

The meeting was reconvened at 19:44.

P19/106. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **19/03608/FULL 6 Woodside Close**
Variation of Condition 4 (Tree Protection Details) of Planning Permission 18/03170/FULL (Demolition of car port and replacement with garage, side extension. Addition of pitched roof to create first floor accommodation and raising of chimney, conversion of existing garage and new driveway): Condition 4 - Removal of trees T3, T5, T6 and T7 now agreed can be removed subject to new replacement planting.

RESPONSE: the replacement of trees is noted but the Parish Council would like all 4 trees replaced.

- b. **19/03602/FULL Great Bayhall Barn, Chalket Lane**
Conversion of two industrial sheds into a two-bedroom residential property. demolition of a third industrial shed.

RESPONSE: Neutral subject to a landscaping plan that is sympathetic to the development's surroundings.

- c. **20/00019/FULL 92 Henwood Green Road**
Erection of single storey rear extension

RESPONSE: Neutral

- d. **19/03629/FULL 4 Hawkwell Cottages, Maidstone Road**
Erection of two storey rear extension, plus erection of porch to side elevation

RESPONSE: Neutral

P19/107. **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. **20/00179/FULL Old Coach Road**
Trees: Beech (T26) create monolith approx. 18ft, Beech (T27) Create monolith approx. 18ft, Beech (T53) dead.

RESPONSE: Neutral but the Committee agreed not to submit their response as it was a Parish Council application.

P19/108. **PLANNING DECISIONS.** The following were noted:

- a. **19/03094/FULL 27 Maidstone Road**
Creation of two disabled car park spaces.

GRANTED
- b. **19/03092/FULL Little Hawkwell, Maidstone Road**
Erection of a wooden outbuilding in the rear garden for use as a home study/office

GRANTED
- c. **19/02836/FULL Gimble Grove, 16 Gimble Way**
Trees: OAK (T1) – Reduce, thin and remove deadwood of 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: CHEERY x 2 (T4) – Reduce by 25-30%.

GRANTED
- d. **19/02993/FULL 15 Knights Ridge**
Two storey front and first floor rear extensions

GRANTED
- e. **19/03010/TPO 2 Gimble Way**
Trees: OAK (T1) – Reduce historic re-growth by up to 50% or c.4.5m above the old cuts: BIRCH (T2) – Fell

GRANTED
- f. **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

GRANTED
- g. **19/03034/FULL 70 Henwood Green Road**
Demolish rear extension and garage. Build single storey rear extension and alter raised terrace.

GRANTED

- h. **19/02368/FULL Land adjacent to Hawkwell House, Maidstone Road**
Construction of new oak framed garage building for agricultural and domestic storage and extension of existing driveway

GRANTED

- i. **19/02831/FULL The Meadows, Pastheap Farm, Hastings Road**
The relocation of a stabling block, the demolition of a stable block and the erection of a replacement stable block (Part retrospective)

GRANTED

P19/109. **LATE PLANNING DECISIONS.** There were none.

P19/110. **UPDATE ON NEIGHBOURHOOD DEVELOPMENT PLAN.** It was reported that the brief for the planning consultants has been agreed. The set up of a steering group of a maximum of 5 members would be recommended to the next Full Council meeting.

P19/111. **CORNFORD LANE.** Cllr Gaukroger had declared an interest in this item and left the room at 20:28. Cllr Partridge took the Chair in his absence.

A report was given. After discussion it was **RESOLVED** to support the residents group's aim to improve traffic congestion and reduce traffic using the road as a rat run. It was suggested that consideration of removing the route from Sat Navs be investigated.

It was also **RESOLVED** to consider adding this to a Pembury Highways Improvement Plan for discussion at the next Committee meeting.

Cllr Gaukroger returned to the meeting at 20:42.

P19/112. **MEETING WITH TWBC & PEMBURY SOCIETY.** A report was given. The Head of Planning at TWBC had spoken at the meeting and given updates on general planning rules, the Draft Local Plan and infrastructure for the borough. It is likely that the timetable for the Draft Local Plan will be later than originally anticipated. He was supportive of the Parish Council's plan to work on a Neighbourhood Development Plan (NDP) and TWBC would consider this when talking to developers. A named officer at TWBC had been allocated to working with parishes on their NDP's.

P19/113. **ADDITIONAL CAR PARKING AT THE HOSPITAL.** A report was given on the meeting with the Maidstone and Tunbridge Wells NHS Trust to discuss their plan to extend the parking at the Tunbridge Wells hospital. The planning application had been validated but no plans had yet been

uploaded. It was **RESOLVED** that the decision on the application be delegated to the Clerk in consultation with the Committee. Cllr Barrington-King had suggested that section 106 contributions could be considered for this planning application if it is approved. The Clerk was asked to check if this would apply to the application.

P19/114. **UPDATE ON HENDY'S MOTOR VILLAGE.** The Maidstone and Tunbridge Wells NHS Trust had replied to the consultation and were neutral.

P19/115. **FOOTPATH ACCESSIBILITY.** A letter from the Royal Tunbridge Wells & Area Access Group requesting the Pembury footpath map be withdrawn pending updated maps with accessibility information was discussed. It was **RESOLVED** that the maps would not be withdrawn at this time as Kent County Council (KCC) did not have any accessibility information on footpaths in the areas. However, the Parish Council would liaise with the KCC Public Rights of Way Officer to consider this if the maps are reprinted.

P19/116. **SPEEDING ON HASTINGS ROAD.** A resident's request to consider solutions to speeding in Hastings Road was discussed. Various options were suggested and would be added to a Highways Improvement Plan which would be discussed further at the next Committee meeting.

P19/117. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** A report of damage to the grass verge at the Bulls Place twitten was raised. It was agreed to add this to the next Committee agenda.

A request for consideration of adding a yellow box junction and CCTV at the Woodsgate Corner traffic lights junction was raised. This would be added to the next Committee agenda for consideration.

P19/118. **MEETING DATES.** Members noted the following date: **24 February 2020.**

There being no other business, the meeting closed at 21:18.

Signed: _____ Date: _____
Chairman