

Minutes of the **PLANNING & HIGHWAYS COMMITTEE** meeting held at the Parish Council Office, Lower Green Road, Pembury on **Monday 24 February 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:**

Yvette Allen (Deputy Clerk)  
1 Member of the public

P19/119. **APOLOGIES FOR ABSENCE.** There were none.

P19/120. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared a pecuniary interest in item P19/131 – Update on Hendy’s Motor Village. Cllr Brooks declared a personal interest in Item 19/127 c. Granting of planning permission for Upper Church of St. Peter’s.

P19/121. **MINUTES.** The minutes from the meeting on 27 January 2020 were signed as a correct record.

P19/122. **CHAIRMAN’S ANNOUNCEMENTS.**

- The Chairman had been approached by a resident who had concerns about tree work being carried out in Marshley Harbour Wood. The Wood was owned by Tunbridge Wells Borough Council (TWBC) and the work had been commissioned by them taking into account the bird nesting season of 1 March to 31 July.
- The Friends of Cornford Lane are to present their plan to the Joint Transportation Board at TWBC in April.

P19/123. **CLERK’S REPORT AND ACTION UPDATES.**

- The Deputy Clerk reported that there were two additional planning applications received to be discussed later.
- The initial steering group were meeting planning consultants regarding the setting up of a Neighbourhood Development Plan the following day. There was therefore no update at this stage.

P19/124. **OPEN SESSION.** The Meeting was adjourned and re-opened at 19:36.

P19/125. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

a. **20/00194/FULL 20 Ridgeway**

Replacement of existing conservatory roof with predominantly solid panel roof.

RESPONSE: NEUTRAL

b. **20/00326/TPO 14 Gimble Way**

Trees; SWEET CHESTNUT (T1) – Old coppice, two dead stems to be cut down to fence height leaving 2 to 3m high stump. Reduce large laterals growing on large stem towards neighbour's property by around 3m back to fence line.

RESPONSE: NEUTRAL

P19/126. **LATE PLANNING APPLICATIONS.** The following application were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

a. **20/00447/TPO Gimble Grove, 16 Gimble Way**

Trees: CHERRY (T3) – Fell

RESPONSE: NEUTRAL provided that professional advice is sought and that there is a replacement tree planted.

b. **19/01600/FULL Owlsnest Wood, Tonbridge Road**

Demolition of existing residential dwelling, ancillary outbuildings, pool house and bunker to incorporate a 76 bed health and wellbeing facility to supply private nursing care and step down care to adjacent hospital with associated car parking, signalised entrance junction, landscaping and amenity space along with proposed community access of existing lake for recreational and leisure use.

RESPONSE: NEUTRAL but the Parish Council notes comments by Case Officer in email of 6 February 2020 regarding the energy statement.

P19/127. **PLANNING DECISIONS.** The following were noted:

a. **19/03539/FULL 15 Lower Green Road**

Erection of a two storey side extension; single storey rear extension and porch.

GRANTED

- b. **20/00333/TDD 93 Woodhill Park**  
Dead and dangerous Tree Notification: BEECH and CORSICAN PINE  
– Removal of broken branches.

GRANTED

- c. **19/02212/FULL Upper Church of St. Peter's, 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.

GRANTED

- d. **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 and 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.

GRANTED

- e. **19/01078/ENVSCR Little Hawkwell Farm, Maidstone Road**  
Change of use from office (Class B1) to residential (Class C3)

NOT REQUIRED

- f. **19/02928/ENVSCR The Meadows, Pastheap Farm, Hastings Road**  
EIA Screening Opinion – the relocation of a stabling block, the demolition of a stable block and the erection of a replacement stable block (part retrospective).

NOT REQUIRED

P19/128. **LATE PLANNING DECISIONS.** There were none.

P19/129. **HIGHWAYS IMPROVEMENT PLAN (HIP).** A HIP was discussed and extra items added:

- a. Speeding along Canterbury Road
- b. Parking along Canterbury Road
- c. Double yellow lines at the top of Canterbury Road
- d. Speeding along Hastings Road
- e. Improvement to traffic congestion along Cornford Lane
- f. Speeding along Henwood Green Road
- g. Speeding along Lower Green Road – in particular outside the school
- h. Lack of parking in centre of the village
- i. Parking issues at Penns Yard
- j. Yellow box junction at Woodsgate Corner
- k. CCTV at Woodsgate Corner
- l. Speeding along Woodside Road
- m. Speeding along the High Street
- n. Change to the yellow line arrangement on the High Street to exclude Sundays

It was agreed to categorise the list and then it was **RESOLVED** to arrange a meeting with Kent County Council to progress the HIP.

It was agreed to re-visit the possibility of an informal parking consultation about parking issues around the Village Green at the next meeting and it was suggested that opinion is canvassed at the Annual Parish meeting. More discussion was needed.

The Deputy Clerk was asked to email Cllr Barrington King to keep him updated re the HIP.

- P19/130. **SPEEDWATCH.** In view of the speeding problems in Pembury, Councillors agreed that setting up Speedwatch on various roads around the village was appropriate. Further research was needed in particular whether the equipment could be hired from the police. If not, it was **RECOMMENDED** that the Finance & HR committee discuss it at their next committee meeting with a view of purchasing the equipment. It was acknowledged that a group of volunteers would need to be set up and that Speedwatch would be their responsibility although under the direction of the Parish Council.
- P19/131. **UPDATE ON HENDY'S MOTOR VILLAGE.** There was no update. A request had been made by one of Pembury's Borough Councillors asking for an explanation for the delay in a decision being made and the Head of Planning at TWBC had replied that due process was being followed.
- P19/132. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** Councillors were encouraged to read the responses from residents and community groups on the Local Plan with regard to Pembury.
- P19/133. **MEETING DATES.** Members noted the following date: **23 March 2020.**

There being no other business, the meeting closed at 20.29.

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