

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 22 June 2020 at 15:02.**



Councillors Present:

Cllr A Gaukroger (C)
Cllr K Brooks

Cllr A Partridge (VC)
Cllr G Hall

Also in attendance:

Helen Munro (Clerk)

Yvette Allen (Deputy Clerk)

P20/1. **APOLOGIES FOR ABSENCE.** There were none.

P20/2. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared an interest in the Cornford Lane item and the Hendy's update for which he has a dispensation.

P20/3. **MINUTES.** The minutes from the meeting on 18 May 2020 were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/4. **CHAIRMAN'S ANNOUNCEMENTS.**

- a. The Chair reported that Kent County Council had acknowledged receipt of the Highways Improvement Plan (HIP) with a suggested meeting timeframe of September at the earliest.
- b. Members were asked to note a report regarding the possible trial closure of Cornford Lane which was discussed later in the meeting.

P20/5. **CLERK'S REPORT AND ACTION UPDATES.** The Deputy reiterated the correspondence received regarding the HIP and would forward a copy of Pembury's HIP to the relevant officer as requested.

P20/6. **OPEN SESSION.** There was none.

P20/7. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **20/00155/FULL 26 Henwoods Mount**
Conversion of existing outbuilding into a home office/gym (part retrospective).

RESPONSE: NEUTRAL

- b. **20/01234/FULL Oak Cottage, Romford Road**

Demolition of conservatory; proposed two storey extension and single storey infill extension to rear; new front entrance porch; internal alterations; changes to fenestration; removal of chimney.

RESPONSE: NEUTRAL

- c. **20/01201/FULL 14 Lower Green Road**
Single storey rear extension with demolition of existing conservatory extension.

RESPONSE: NEUTRAL provided that there was no loss of light or privacy for the immediate neighbour.

- d. **20/01481/FULL Your Move, 6 High Street**
Change the class of use to D1 (Veterinary Clinic).

RESPONSE: NEUTRAL but have concerns regarding parking.

- e. **20/01375/FULL 19 Knights Ridge**
Proposed first floor front extension to extend bedroom, conversion of garage to study with associated fenestration change and flat roof altered to pitched roof over ground floor front bay window and entrance porch.

RESPONSE: NEUTRAL

- f. **20/01521/TPO 2 Maidstone Road**
TREES: WELLINGTONIA (T1) - Remove dead branches and raise canopy to 2.4m (crown lifting)

RESPONSE: NEUTRAL

- g. **20/01416/FULL 35 Heskett Park**
Conversion of attached garage to habitable accommodation with associated alterations to façade

RESPONSE: NEUTRAL

P20/8. **LATE PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **20/01292/FULL The Meadows, Pastheap Farm, Hastings Rd**
Proposed removal of one half of existing hay barn, and relocation of other half of existing hay barn to stabling area of site.

RESPONSE: NEUTRAL

- b. **20/01455/FULL Abbots, Woodside Road**
Demolition of existing outbuilding and erection of replacement outbuilding.

RESPONSE: NEUTRAL
- c. **20/01270/FULL Bentinck Farm, Romford Road**
Conversion of 2 no. redundant agricultural outbuildings to 2 no. residential outbuildings.

RESPONSE: NEUTRAL
- d. **20/01605/FULL 83 Woodhill Park**
Erection of single storey front extension; addition of first floor window to east elevation; changes to external doors and fenestration; solar panels to rear roof slope, new roof flue.

RESPONSE: NEUTRAL

P20/9. **PLANNING DECISIONS.** The following were noted:

- a. **20/00730/FULL 18 Tonbridge Road**
Variation of Condition 2 (Approved plans) of 18/03307/FULL: Ridge height of main building increased by 300mm; Height of lift shaft to be increased by 1.5m; New dormer window facing internally into the new extended wing; Amendment to length of balcony area and alteration to dormer window in Flat 6; Relocation of balcony for Flat 5; Revised main entrance to flats; Increase in chimney height; Revised staircase; Alteration to proposed cladding and render; Internal layout changes to some flats. Submission of details in relation to Condition 4 (Internal Noise Levels); Condition 8 (Surface Water Drainage); Condition 14 (Biodiversity); Condition 15 (Landscaping).

GRANTED
- b. **20/00559/FULL 6 High Street**
Amalgamate 6 and 6a and change the class of use of the amalgamated property to D1 (Veterinary Clinic)

WITHDRAWN
- c. **20/01017/FULL 82 Beagleswood**
Part two storey, part single storey rear extension, including a Juliet balcony; internal alterations

GRANTED
- d. **20/00559/LBC Mays Farmhouse, Romford Road**

Listed Building Consent: Alterations to basement to create tv room, including tanking, structure and window alterations.

GRANTED

e. **20/01600/FULL Owlsnest, 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.

GRANTED

P20/10. **LATE PLANNING DECISIONS.** The following were noted:

a. **20/00997/FULL 21 Ridgeway**

Side two-storey extension, front single-storey addition and a rear single-storey extension. Rear retaining wall and patio including external landscaping.

GRANTED

b. **20/01062/FULL Pembury Hall, Old Church Road**

Demolition of the existing single-storey pool house; Replacement with a new single-storey pool house integrated into the adjacent existing retaining wall; replacement stone paving and steps up to the pathway behind the proposed pool house.

GRANTED

P20/11. **DRAFT LOCAL PLAN.** It was noted that this had been delayed by six months.

P20/12. **OWLSNEST.** It was noted that planning approval had been granted. Borough Cllr David Reilly was liaising with Tunbridge Wells Borough Council about the Parish Council's request for Section 106 contributions and an update would be given at the next meeting.

P20/13. **TREE PRESERVATION ORDERS (TPOs)** An update was given and a map showing TPOs had been obtained. It had been established that a TPO covers the whole of Stone Court Farm. Suggestions for TPOs to be added to any other trees in the village were advised to speak to Cllr Hall in the first instance.

P20/14. **UPDATE ON HENDY'S MOTOR VILLAGE.** There was no further update.

- P20/15. **CORNFORD LANE.** Members noted that a request had been sent to Kent County Council regarding the proposed trial closure of Cornford Lane to through traffic. It was **RESOLVED** that Cllr Brooks would share the Committee's own suggestions, such as width restrictions, with Cllr Barrington-King and would report back at the next meeting.
- P20/16. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- P20/17. **MEETING DATES.** Members noted the following date: **20 July 2020 at 3pm.**

There being no other business, the meeting closed at 16.03.

Signed: _____ Date: _____
Chairman