

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 14 September 2020** at **15:00**.



Councillors Present:

Cllr A Gaukroger (C)
Cllr K Brooks

Cllr P Gillan
Cllr G Hall

Apologies:

Cllr A Partridge

Also in attendance:

Yvette Allen (Deputy Clerk)

P20/32. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllr A Partridge.

P20/33. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared an interest in the Cornford Lane item as he lives close by. He declared an interest in the Hendy proposal for which he has a dispensation.

P20/34. **MINUTES.** The minutes from the meeting on **20 July 2020** were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/35. **CHAIRMAN'S ANNOUNCEMENTS.**

- a. It was noted that Cllrs Gaukroger, Brooks and Hall had attended a virtual meeting with Tunbridge Wells Borough Council (TWBC) to discuss the Local Plan.
- b. It was noted that Cllrs Gaukroger, Brooks and Stratton, had attended an informal site meeting at Stonecourt Farm with Richard Barnes to hear of his possible plans for land that his family firm owns there.

P20/36. **CLERK'S REPORT AND ACTION UPDATES.**

- a. Castle Hill. No meeting date has yet been scheduled with the potential developer at Castle Hill, despite suggestions of dates having been sent by the Clerk.
- b. Highways Improvement Plan (HIP). An email has been sent asking for an update on when a meeting can be convened to discuss the HIP and a response is awaited.

P20/37. **OPEN SESSION.** There was none.

P20/38. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **20/02221/FULL 3 Amhurst Bank, Amhurst Bank Road**
New three bay garage with log store.

RESPONSE: NEUTRAL provided that the trees are replaced on a one for one basis.

- b. **20/02337/TPO 149 Hastings Road**
Trees: Birch – Fell

RESPONSE: NEUTRAL

- c. **20/02330/FULL 81 Woodhill Park**
Single storey side extension and front mono pitched canopy; changes to fenestration; alterations to existing fence; internal alterations.

RESPONSE: NEUTRAL subject to clarification of alterations to existing fence.

- d. **20/02346/FULL 24 Henwoods Crescent**
Erection of front porch.

RESPONSE: NEUTRAL

P20/39. **LATE PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council.

- a. **20/02391/FULL Coppins, 4 Romford Road**
Demolition of existing dwelling; demolition of garage and construction of a replacement dwelling.

RESPONSE: NEUTRAL

- b. **20/02148/FULL 23 Ridgeway**
Proposed drop kerb and crossway installed; front lawn area to be paved and used as car parking; pavement to be reinstated to match existing.

RESPONSE: OBJECT as this would have a detrimental effect on the environment and also on the neighbour's property.

- c. **20/02280/FULL Land to rear of 149 Hastings Road**

Demolition of existing garage; erection of proposed new high quality single storey dwelling; new waste, recycling and bicycle storage.

RESPONSE: NEUTRAL

P20/40. **PLANNING RECOMMENDATIONS.** The following recommendations were made during the summer recess and were sent into TWBC:

- a. **20/01910/FULL Finches, Romford Road**
Erection of a single storey ancillary timber granny annexe

RESPONSE: NEUTRAL

- b. **19/03548/FULL 2 Belfield Road**
Demolition of outbuilding and erection of single storey side extension.

RESPONSE: NEUTRAL

- c. **20/02257/FULL 33 Lower Green Road**
Proposed single storey side extension.

RESPONSE: NEUTRAL

P20/41. **DECISIONS.** The following were noted:

- a. **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.

GRANTED

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

GRANTED

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

GRANTED

- d. **20/01521/TPO 2 Maidstone Road**

TREES: Wellington (T1) Remove dead branches and raise canopy to 2.4m (crown lifting).

GRANTED

- e. **20/01270/FULL Bentinck Farm, Romford Road**
Conversion of 2 no. redundant agricultural buildings to 2 no. residential buildings.

GRANTED

- f. **20/01375/FULL 19 Knights Ridge**
Garage conversion with associated fenestration change; new pitched roof; ground floor front bay window and entrance porch; proposed first floor front extension to extend bedroom.

GRANTED

- g. **20/02815/FULL 7 Woodsgate**
Removal of an existing conservatory and construction of a two-storey extension to side of existing dwelling.

GRANTED ON APPEAL

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

GRANTED

- i. **20/01520/FULL 54 Hastings Road**
Enclosing front porch; demolition of rear conservatory and erection of a single storey rear and side extension with external alterations/landscaping works to land providing a new terrace and path to garden access; demolition of existing garage; alterations to fenestration.

GRANTED

- j. **20/00155/FULL 26 Henwoods Mount**
Conversion of existing building into a home office/gym (Part Retrospective)

GRANTED

- k. **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 slop; new roof flue.

GRANTED

- l. **20/01910/FULL Finches, Romford Road**
Erection of single storey ancillary timber granny annexe

GRANTED

- m. **20/01794/FULL 29 The Coppice**
Erection of single storey rear extension; alterations to fenestration.

GRANTED

- P20/42. **LATE PLANNING DECISION**
19/03548/FULL 2 Belfield Road
Demolition of outbuilding and erection of single storey side extension.

GRANTED

- P20/43. **CONSULTATIONS.** The following White Paper consultations had been received and members noted the draft responses. Following consideration, amendments were made and would be sent to the office for submitting.

- a. PC 10 – 20 Changes to current planning system.
- b. PC 11 – 20 Planning for the future.

Cllr Gaukroger was thanked for his work on this.

- P20/44. **HENDY PROPOSAL.** Highways England had asked Hendy for more details. It was **RESOLVED** to appoint a planning consultant to assess Hendy's responses.

- P20/45. **LOCAL PLAN.** It was noted that meetings had been held with TWBC.

- P20/46. **PROPOSED CASTLE HILL DEVELOPMENT.** A meeting with the Developer had not yet been scheduled.

- P20/47. **PLANNING APPLICATION MATRIX.** This was considered and extra headings suggested.

- P20/48. **SPEEDING.** A meeting to discuss the Highways Improvement Plan with Kent Highway Services had been delayed. Speeding issues were high on the

priority list and measures to help combat speeding would be discussed further at that meeting.

- P20/49. **ELECTRIC CAR POINTS.** Members considered whether there were any suitable areas in Pembury for charge points to be located and agreed that the Tesco site was the only possibility.
- P20/50. **CORNFORD LANE.** There was no update.
- P20/51. **BUDGET 2021/22.** It was **RESOLVED** that money should be budgeted for:
- a. Planning consultant
 - b. Work arising from the Highways Improvement Plan (HIP). Advice on preliminary costings would be sought and some of the items on the HIP would be forwarded as possible Sec. 106 suggestions to TWBC on future developments.
- P20/52. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** It was requested that an item regarding increasing the bridle ways in Pembury go on the next agenda.
- P20/53. **MEETING DATES.** Members noted the following date: **19 October 2020** at 3pm.

There being no other business, the meeting closed at 16:28.

Signed: _____ Date: _____
Chairman