

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 16 November 2020** at **15:00**.



**Councillors Present:**

Cllr A Gaukroger (C)  
Cllr K Brooks  
Cllr P Gillan

Cllr A Partridge (VC)  
Cllr G Hall  
Cllr J Pearce

**Also in attendance:**

Yvette Allen (Deputy Clerk)

P20/68. **APOLOGIES FOR ABSENCE.** There were none.

P20/69. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared a disclosable pecuniary interest in the Hendy item for which he has a dispensation.

P20/70. **MINUTES.** The minutes from the meeting on **19 October 2020** were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/71. **CHAIRMAN'S ANNOUNCEMENTS.** There were no announcements.

P20/72. **CLERK'S REPORT AND ACTION UPDATES.**

- a. A request had been received for double yellow lines opposite a private residence in Bulls Place. Cllr Partridge to carry out a site visit and report back to the next meeting.
- b. Castle Hill – Despite replying to a request for a meeting to discuss a potential development at Castle Hill, nothing further had been heard.
- c. There was one late planning decision.

P20/73. **OPEN SESSION.** There was none.

P20/74. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **20/02463/FULL            30 Henwoods Mount**  
Partial two storey addition to rear of semi-detached dwelling house with ground floor extended the full width.

RESPONSE: NEUTRAL

- b. **20/03112/TPO            1 Sweeps Hill Close**

Trees: COMMON OAK (T1) - Re-cutting lower stem regrowth and removal of the long limb over the roof of the house; COMMON OAK (T2) - Remove deadwood from crown, Re-cut lower stem regrowth below 5m back to stem and re-cut lowest branches to north and east back to previous pruning points; SWEET CHESTNUT (T3) - Repollard all stems at previous cut points and remove low hanging branches below 7m; SWEET CHESTNUT (T4) - Repollard both stems to previous cut points.

RESPONSE: NEUTRAL

c. **20/03050/FULL 35 High Street**

One and two-storey side/rear extension to detached house; Porch addition to frontage; Dormer window additions to frontage; Pitched-roof additions to rear flat-roofed dormers and projection; Re-roofing overall in modern grey slate to all two-storey parts, and fibreglass to new single-storey parts at rear; modern weatherboard cladding to new and existing upper gables at N and W, upper section of rear-projecting part at S, and new single-storey parts; Insertion of 2 no. rooflights to front roof slope; Internal partitions at first floor.

RESPONSE: NEUTRAL provided that construction vehicles do not park on the High Street.

d. **20/02938/FULL Kent College for Girls, Old Church Road**

Demolition of existing school swimming pool and erection of new school swimming pool and gym.

RESPONSE: OBJECT. The Parish Council is not opposed to the replacement of the condemned swimming pool. It is objecting for the following reasons:

- Overall size and massing
- Visual impact – the proposed building materials are not in keeping or sympathetic with the surrounding area nor the environment, noting that the development is located within the Green Belt
- Energy efficiency is not clear on the application

P20/75. **LATE PLANNING APPLICATIONS.** There were none.

P20/76. **PLANNING DECISIONS.** The following were noted:

- a. **20/02335/FULL Bentinck Farm, Romford Road**  
New agricultural track (Retrospective) GRANTED
- b. **20/02330/FULL 81 Woodhill Park**

Single storey side extension and front mono pitched canopy; GRANTED  
changes to fenestration; alterations to existing fence;  
internal alterations.

- c. **20/02280/FULL Land rear of 149 Hastings Road**  
Demolition of existing garage; erection of proposed new GRANTED  
high-quality single storey dwelling; new waste, recycling and  
bicycle storage.
- d. **20/02391/FULL Coppins, 4 Romford Road**  
Demolition of existing dwelling, demolition of garage and GRANTED  
construction of a replacement dwelling
- e. **20/02272/FULL Gleneagles, Lower Green Road**  
Demolition of conservatory; construction of a rear GRANTED  
extension; changes to fenestration
- f. **20/02395/FULL 9 Lower Green Road**  
Single storey extension, introduction of 2 No. garages, GRANTED  
redesign of landscape and rebuilding of garden wall.
- g. **19/00884/FULL Land adjacent to Tesco car park, Cornford Lane**  
Development of a Motor Village Car Dealership and Minor REFUSED  
Alterations to Tesco Foodstore Car Park.

P20/77. **LATE PLANNING DECISIONS.** The following decision was noted.

- a. **20/02407/FULL Fairthorne Workshop, Capel**  
Extension of existing workshop and erection of new spray GRANTED  
booth

P20/78. **BRIDLEWAYS.** It was noted that the issue of the lack of bridleways would be incorporated into the Neighbourhood Development Plan.

P20/79. **PELICAN CROSSING AT BULLS PLACE.** It was established that the sight-line at the crossing was poor due to overhanging trees and urgent improvements were needed. Cllr Hall to report to Kent Highway Services.

P20/80. **HENDY PROPOSAL.** The following reasons for this application being refused were noted:

- The proposed development failed to demonstrate that it would achieve sustainable development;
- The proposed development failed to demonstrate that exceptional circumstances exist and that the development is in the public interest and therefore failed to address the major development within an Area

of Outstanding Natural Beauty test. The development would therefore lead to an unacceptable level of harm to the AONB which would significantly and demonstrably outweigh the benefits of the proposal.

Cllr Brooks was thanked for her hard work, together with Pembury's Borough/County Councillors on opposing this application.

P20/81. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** The Clerk would be asked to clarify the process of reporting vandalism and the use of the CCTV on the Village Green.

P20/82. **NEXT MEETING DATE.** Members noted the following date: **14 December 2020** at 3pm.

There being no other business, the meeting closed at 4.09pm.

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