

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 14 December 2020** at **3:00pm**.



**Councillors Present:**

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

Cllr A Partridge (VC)  
Cllr G Hall  
Cllr J Pearce (left at 4.00pm)

**Also in attendance:**

Cllr C Snow (left at 3.46pm)                      Yvette Allen (Deputy Clerk)

P20/83. **APOLOGIES FOR ABSENCE.** There were none.

P20/84. **DECLARATIONS OF INTEREST.** There were none.

P20/85. **MINUTES.** The minutes from the meeting on **16 November 2020** were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/86. **CHAIRMAN'S ANNOUNCEMENTS.** The Chair asked members to note details of the proposed development at Castle Hill which could be an alternative to the one planned at Capel/Tudeley. He was disappointed that no response had been received from the developer to set up a meeting with the Parish Council to discuss proposals.

P20/87. **CLERK'S REPORT AND ACTION UPDATES.**

- a. Yellow Lines. Following the request of a resident to have yellow lines opposite his house in Bulls Place, and following a report of a site visit, it was agreed that yellow lines in this location were not appropriate and would not be added to the Highways Improvement Plan (HIP).
- b. Highways Improvement Plan (HIP). Kent Highway Services (KHS) advised that a meeting should hopefully be scheduled for the end of January 2021.

P20/88. **OPEN SESSION.** There was none.

P20/89. **MOTION FROM CLLR SNOW – OPTIONS TO REDUCE SPEEDING IN THE VILLAGE.** An oral report was given by Cllr Snow on speeding in Pembury, particularly on the High Street which had worsened over the previous two years. Various ideas were put forward including making the whole of Pembury a 20mph zone and the implementation of a zebra crossing in the vicinity of the newsagent. The issue of speeding had now become an urgent matter and would be highlighted in the HIP.

Cllr Snow had approached the PCSO and asked about the possibility of a speed trap along the High Street. The Deputy Clerk was asked to follow this up.

P20/90. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be sent to Tunbridge Wells Borough Council (TWBC).

- a. **20/03282/FULL 8 Petersfield**  
Extending driveway and vehicle crossover.

NEUTRAL

- b. **20/00311/FULL Holmbury St. Mary, Romford Road**  
Erection of rear extension; loft conversion including two pitched roof windows and a small flat roof with pitched glass rooflight; three new windows.

NEUTRAL

- c. **20/03391/TPO 2 Gimble Way**  
Trees: SWEET CHESTNUT (G1) – Root ball lifted, apply to re-coppice 2 stems; SWET CHESTNUT (G2) – Apply to re-coppice 4 stems: SWEET CHESTNUT (G3) – Apply to re-coppice 5 stems.

NEUTRAL

- d. **20/03372/FULL 31 Sandhurst Avenue**  
Demolition of existing single storey rear extension and replacement with two storey rear extension, single storey rear extension, internal alterations, front porch and new driveway; changes to fenestration.

NEUTRAL subject to there being no material loss of light or privacy to the neighbouring property. We also have concerns that the proposal extends right to the boundary of number 32.

P20/91. **LATE PLANNING APPLICATIONS.**

- a. **20/03432/FULL 1 Sweeps Hill Close**  
First floor extension and garage conversion with new front window.

NEUTRAL

- b. **20/03461/TPO 11 Gimble Way**  
Due to the late arrival of this application, Cllr Hall was asked to visit the site and send his report by email to the Committee. The final response to

TWBC would be delegated to the Clerk in consultation with committee members.

c. **Preliminary Inquiry – Hubbles Farm, Hastings Road**

Upgrade of telecommunications equipment.

NEUTRAL subject to the proviso that the additional equipment does not cause stability issues.

P20/92. **PLANNING DECISIONS.** The following were noted:

- a. **20/02674/FULL Upper Church of St. Peter, Hastings Road**  
Construction of a new single storey church and community hall with toilets, kitchen and ancillary spaces on the south side of the existing church; independent entrance at the west end and be linked to the existing church via a new opening in the base of the tower; infill of existing opening in the listed site boundary wall and a new opening formed to provide access to the new kitchen and emergency escape; enclosed store for refuse and re-cycling bins in the south west corner of the boundary wall.

GRANTED

- b. **0035/2020/TPO 31 High Street**  
Tree Preservation Order

GRANTED

- c. **0022/2020/TPO Land at Stone Court Nurseries, Stone Court Lane**  
Tree Preservation Order

GRANTED

- d. **20/02463/FULL 30 Henwoods Mount**  
Part two storey, part single storey rear extension

GRANTED

P20/93. **LATE PLANNING DECISIONS.** The following decision was noted:

- a. **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.

GRANTED

- P20/94. **PELICAN CROSSING AT BULLS PLACE.** Cllr Hall had reported the issue of safety at this site and this was being investigated by Kent Highway Services. Cllr Hall would report back when an update had been received.
- P20/95. **DRAFT LOCAL PLAN.** There was no further update.
- P20/96. **RISKS.** There were none.
- P20/97. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- P20/98. **NEXT MEETING DATE.** Members noted the following date: **18 January 2021** at 3pm.

There being no other business, the meeting closed at 4.30pm.

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