

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 18 January 2021** at **3:00pm**.



**Councillors Present:**

Cllr A Gaukroger (C)  
Cllr K Brooks  
Cllr G Hall

Cllr A Partridge (VC)  
Cllr J Pearce

**Apologies:**

Cllr P Gillan

**Also in attendance:**

Yvette Allen (Deputy Clerk)

P20/99. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllr Gillan.

P20/100. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared a Disposable Pecuniary Interest in Cornford Lane which was mentioned under Chairman's Announcements.

P20/101. **MINUTES.** The minutes from the meeting on **14 December 2020** were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/102. **CHAIRMAN'S ANNOUNCEMENTS.** The Tunbridge Wells Borough Council (TWBC) Joint Transportation Board were holding a meeting on 25 January 2021. Cornford Lane and Halls Hole Road residents had submitted a request that a Working Party is formed to discuss the problems along both these roads and for solutions to be discussed. The Planning & Highways Committee wished to request that any such Working Party included Parish Council representation.

P20/103. **CLERK'S REPORT AND ACTION UPDATES.** Pembury's Police Community Support Officer was on a placement elsewhere for three months and an introductory email had been received from his replacement. The Deputy Clerk would contact him to discuss the possibility of a speed trap in the village.

P20/104. **OPEN SESSION.** There was none.

P20/105. **PLANNING APPLICATIONS.** The following application was considered, and it was **RESOLVED** that the following response be sent to TWBC.

- a. **20/03820/FULL Land rear of 149 Hastings Road**  
Variation of Condition 2 (Approved Plans) of 20/02280/FULL - Minor amendments to the dwelling design and site layout

NEUTRAL

P20/106. **PLANNING APPLICATIONS.** The following responses submitted under delegated powers to TWBC were noted:

a. **20/03698/FULL 19 Lower Green Road**

Garage conversion with removal of garage door for new window, First floor side extension, single storey rear extension and gable roof over existing front elevation bay window.

NEUTRAL

b. **20/03428/FULL 21 Highfield Close**

Single storey rear flat roofed extension and raised decking; new pitched roof replacement to existing single storey front extension; changes to fenestration.

NEUTRAL

c. **20/03579/FULL 6 Knights Ridge**

Removal of existing structure forming the existing porch alongside the associated flat roof; proposed 2 storey extension to frontage and internal alterations; changes and additions to fenestration on existing house.

NEUTRAL

d. **20/03461/TPO 11 Gimble Way**

Trees: T1 (RED OAK) - Raise canopy to 5.2 metres above the highway. Thin the overall canopy by 15%. Reduce the limb growing towards the house roof by 3 metres.

NEUTRAL

P20/107. **LATE PLANNING APPLICATIONS.** The following applications were considered and responses submitted to TWBC.

a. **20/03792/FULL Amhurst Hill Farm, Amhurst Bank Road**

Renovation of existing house including layout changes, associated internal and external works, works to outbuilding within curtilage and alteration of driveway.

NEUTRAL

b. **20/03793/LBC Amhurst Hill Farm, Amhurst Bank Road**

Renovation of existing house including layout changes, associated internal and external works, works to outbuilding within curtilage and alteration of driveway.

NEUTRAL

- c. **20/03686/FULL Anand Lodge, 37 Hastings Road**  
Regularisation of additional basement room and rear of the building for HMO (Retrospective)
- NEUTRAL
- d. **20/03684/FULL Fairthorne House, Half Moon Lane**  
Removal of 20<sup>th</sup> century front porch; dismantlement of the existing 20<sup>th</sup> century single storey link extension and double garage and replacement with new circulation and 2 storey barn conversion; and replacement of the existing conservatory with an orangery utilising the existing footprint. The new additions will accommodate a ground floor level and large kitchen/dining space with master bedroom suite above; new staircase consolidates the existing and proposed circulation of the house. The proposal also includes internal alterations including removal of the 20<sup>th</sup> century staircase, new partition walls and door openings.
- NEUTRAL
- e. **20/03685/LBC Fairthorne House, Half Moon Lane**  
Removal of 20<sup>th</sup> century front porch; dismantlement of the existing 20<sup>th</sup> century single storey link extension and double garage and replacement with new circulation and 2 storey barn conversion; and replacement of the existing conservatory with an orangery utilising the existing footprint. The new additions will accommodate a ground floor level and large kitchen/dining space with master bedroom suite above; new staircase consolidates the existing and proposed circulation of the house. The proposal also includes internal alterations including removal of the 20<sup>th</sup> century staircase, new partition walls and door openings.
- NEUTRAL
- f. **20/03680/FULL 7 Woodsgate Way**  
Demolition of existing garage and the construction of a new garage in the same location.
- NEUTRAL subject to there being no material loss of light to the neighbouring property due to the increased height of the elevation.

P20/108. **PLANNING DECISIONS.** The following were noted:

- a. **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.
- GRANTED

b. **20/03391/TPO 2 Gimble Way**

Trees: SWEET CHESTNUT (G1) - Root ball lifted apply to re-coppice 2 stems; SWEET CHESTNUT (G2) - Apply to re-coppice 4 stems; SWEET CHESTNUT (G3)- Apply to re-coppice 5 stems.

GRANTED

P20/109. **LATE PLANNING DECISIONS.** There were none.

P20/110. **TERMS OF REFERENCE.** The Terms of Reference were reviewed and the following comments and changes would be recommended:

- a. The Committee would like a list of all Parish Council owned street furniture and bus shelters for the next meeting.
- b. The budget for maintenance and cleaning of the above would be discussed annually.
- c. An annual review of the street furniture and bus shelters to be put in place.
- d. The Committee asked for the word 'Parish' to be inserted before 'Council' on item. 5.13 and 5.14.
- e. The Committee would like a process put in place for monitoring public footpaths and public rights of way.

P20/111. **PELICAN CROSSING AT BULLS PLACE.** A response from Kent Highway Services had been circulated concerning the safety of the pelican crossing and members were disappointed to learn that nothing would be done. A further email would be sent re-iterating how dangerous the crossing is.

P20/112. **DRAFT LOCAL PLAN.** The following updates were noted:

- a. A significant allocation of residential units at Woodsgate Corner is included due to a proposed Care Home facility rather than the Hendy proposal.
- b. There would be no commercial development at the Downingbury site.
- c. The proposed development at Capel/Tudeley and Paddock Wood is still favoured by TWBC rather than a development at Castle Hill.
- d. Numbers of residential units at some of the sites had been reduced.
- e. Issues of building close to footpaths in relation to loss of trees and hedges is being discussed by the Neighbourhood Development Plan Steering Group, in particular at site PE3 along Hastings Road.
- f. TWBC are discussing an Infrastructure Development Plan (IDP) which includes a list of what is being recommended for Pembury.

P20/113. **RISKS.** There were none.

P20/114. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** The following were noted:

- a. The bins in the village were often overflowing.
- b. There were bags of assorted dead animal bones along the footpath running south from Chalket Lane alongside A21. This would be reported to TWBC.

P20/115. **NEXT MEETING DATE.** Members noted the following date: **8 February 2021 at 3.30pm.**

There being no other business, the meeting closed at 4.11pm.

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