

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 8 February 2021** at **3:30pm**.



Councillors Present:

Cllr A Gaukroger (C)

Cllr G Hall

Cllr K Brooks

Cllr J Pearce (arrived at 3.44pm and left at 4.36pm)

Cllr P Gillan (left at 4.54pm)

Apologies:

Cllr A Partridge (VC)

Also in attendance:

Yvette Allen (Deputy Clerk)

P20/116. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllr Partridge.

P20/117. **DECLARATIONS OF INTEREST.** Cllr Gaukroger declared a Disclosable Pecuniary Interest in the Draft Local Plan/Woodsgate Corner item as he lives near Woodsgate Corner.

P20/118. **MINUTES.** The minutes from the meeting on **18 January 2021** were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/119. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.

P20/120. **CLERK'S REPORT AND ACTION UPDATES.** It was reported that static caravans had been sited on land off Hastings Road and this was being investigated by the Enforcement Officer at Tunbridge Wells Borough Council (TWBC).

P20/121. **OPEN SESSION.** There was none.

P20/122. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be submitted to TWBC.

a. **20/03708/FULL Units 1 & 2 Hawkwel Business Centre,
Maidstone Road**

Proposed replacement windows and doors; new rooflight to unit 1; new landscaping and hazel screening.

NEUTRAL but would like to seek clarification on the extent of pruning and clearing of shrubs.

b. **20/03787/FULL Russetts, The Woodlands**

Conversion of garage to holiday let.

NEUTRAL subject to a parking place being provided for the holiday let.

P20/123. **LATE PLANNING APPLICATIONS.** The following application was considered and it was **RESOLVED** that the following response be submitted to TWBC.

a. **20/03768/FULL 36 Maidstone Road**

Proposed alterations and extensions to existing semi-detached residence; New ground floor kitchen & play room rear extension; New front porch area and extension and new first floor side extension.

NEUTRAL subject to there being no loss of light or overlooking of the neighbouring property.

P20/124. **PLANNING DECISIONS.** The following were noted:

a. **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; changes to fenestration.

GRANTED

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.

GRANTED with the following conditions:

TWBC comment: For sweet chestnuts T3 and T4, pruning shall be limited to crown lifting above the carriageway to ensure a 5-metre clearance. Neither tree shall be re-pollarded at this time.

Reason: To safeguard the vitality and visual amenity of both trees whilst maintaining an appropriate relationship with the road.

c. **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.

GRANTED

d. **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

GRANTED

P20/125. **LATE PLANNING DECISIONS.** The following were noted.

a. **20/03432/FULL 1 Sweeps Hill Close**

First floor extension and garage conversion with new front window

GRANTED

b. **20/03579/FULL 6 Knights Close**

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.

GRANTED

P20/126. **HIGHWAYS IMPROVEMENT PLAN (HIP)** Following a response from Kent Highway Services, it was acknowledged that the top priorities on the HIP are speeding traffic. Advice would be followed and preliminary work carried out.

P20/127. **PARISH COUNCIL (PC) OWNED STREET FURNITURE.**

The Groundsmen monitor the majority of PC owned street furniture. Planning Committee members would monitor and report on the condition of benches annually and would be allocated specific areas.

It was **RESOLVED** that a recommendation to allocate a budget for the cleaning of bus shelters every two years be made to Full Council.

P20/128. **PELICAN CROSSING AT BULLS PLACE.** There was no further update.

P20/129. **DRAFT LOCAL PLAN/WOODSGATE CORNER.** There was no further update.

P20/130. **FOOTPATHS AND PUBLIC RIGHTS OF WAY (PROW) MONITORING PROGRAMME.** It was agreed that Councillors be encouraged to report on the condition of footpaths and signage in the Parish. Advice on how to report any issue with the footpaths to Kent County Council to go in the Pembury Village News and on social media.

P20/131. **FOOTPATH MAPS.** The Parish Council's supply of footpath maps is very low and research is being carried out on the production of an updated version.

Examples of footpath maps from local areas had been supplied by 'Explore Kent' and these had been circulated. Members agreed to follow the pattern of the TWBC Pembury Circular map showing gates and stiles. After some research, contact would be made with 'Explore Kent' for further guidance.

P20/132. **FENCE NEXT TO THE RECREATION GROUND.** It was **RESOLVED** not to accept the offer to enter into a binding agreement with the landowner to keep the altered sightline in perpetuity following the erection of new fencing.

P20/133. **CONSULTATIONS.** The following consultation was **noted**:

- a. NALC Consultation Briefing EPC1-21 - MHCLG Consultation on Right to Regenerate to turn derelict buildings into homes and community assets. Consultation deadline is 26 February 2021.
- b. Vision Zero The Road Safety Strategy for Kent 2020 – 2026. Consultation deadline is 15 March 2021.
<https://kccconsultations.inconsult.uk/consult.ti/visionzero/consultationHome>

Cllr Partridge is to attend a Zoom presentation on the above consultation on 24 February and would be asked for advice about a response. It was **RESOLVED** to delegate authority to officers to submit a response following an update from Cllr Partridge.

P20/134. **RISKS.** There were none.

P20/135. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

P20/136. **NEXT MEETING DATE.** Members noted the following date: **15 March 2021** at **3.00pm**.

There being no other business, the meeting closed at 5.05pm.

Signed: _____ Date: _____
Chairman