

Minutes of the virtual **PLANNING & HIGHWAYS COMMITTEE** meeting held on **Monday 15 March 2021** at **3:00pm**.



**Councillors Present:**

Cllr A Gaukroger (C)	Cllr G Hall
Cllr K Brooks	Cllr A Partridge (VC)
Cllr P Gillan	Cllr J Pearce

**Also in attendance:**

Yvette Allen (Deputy Clerk)

P20/137. **APOLOGIES FOR ABSENCE.** There were none.

P20/138. **DECLARATIONS OF INTEREST.** There were none.

P20/139. **MINUTES.** The minutes from the meeting on **8 February 2021** were received and accepted as a correct record. They would be signed at the earliest opportunity.

P20/140. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.

P20/141. **CLERK'S REPORT AND ACTION UPDATES.**

- a. Highways Improvement Plan. An email had been received informing the Parish Council that the relevant department was looking into the request for yellow hatching and CCTV at Woodsgate Corner.

Goudhurst Parish Council had offered advice on carrying out in-house traffic surveys.

- b. Speeding in the High Street. A speed trap had been carried out by Kent Police in the High Street and follow-up letters had been sent to speeding drivers.

P20/142. **OPEN SESSION.** There was none.

P20/143. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** that the following responses be submitted to Tunbridge Wells Borough Council (TWBC).

- a. **21/00280/FULL      8 Camden Avenue**  
Erection of two-bedroom single storey dwelling extending existing access serving current property with associated amenity space, parking and secure bin storage.

OBJECT for the following reasons: loss of un-developed land and awkward vehicle access issues.

- b. **21/00339/FULL Chalket Farm, Chalket Lane**  
Listed Building Consent: Replacement of 6 wooden double-glazed windows, one single door and one set of double doors with similar wooden double glazed well-fitting units.

NEUTRAL

P20/144. **PLANNING APPLICATIONS.** The following responses submitted under delegated powers to TWBC were noted:

- a. **21/00273/ADV Tesco, Pembury Road**  
Advertisement Consent - Installation of a 1x42"LCD screen and 3x 1250x700mm flagpole signs overall height 2450mm (Retrospective).

NEUTRAL

- b. **21/00384/TPO 86 Woodhill Park**  
Sweet Chestnut - Pollard back to last cut to avoid risk of broken branches and excessive shading.

Pembury Parish Council felt that the sketch was far too rudimentary and the application lacking in sufficient detail to form any opinion; the lack of access to view the area also makes it impossible to make a judgement.

P20/145. **LATE PLANNING APPLICATION.** The following application was considered and it was **RESOLVED** that the following response be submitted to TWBC.

- a. **21/00430/FULL Bentinck Farm, Romford Road**  
Variations to previous permitted planning permission 18/02149/FULL which includes; minor changes to window/door positions, glass link to garage & lean-to porch addition.

NEUTRAL

- b. **20/03854/FULL Bentinck Farm, Romford Road**  
Variations to previous permitted Planning permission 18/02149/FULL which include; Changes to window/ door positions, glass link to garage & lean-to porch addition

NEUTRAL

P20/146. **PLANNING DECISIONS.** The following 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.

GRANTED

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

GRANTED

- c. **20/03792/FULL Amhurst Hill Farm, Amhurst Bank Road**  
**20/03793/LBC**  
Renovation of existing house including layout changes, associated internal and external works, works to outbuilding within curtilage and alteration of driveway.

GRANTED

- d. **20/03686/FULL Anand Lodge, 37 Hastings Road**  
Regularisation of additional basement room and rear of the building for HMO (Retrospective)

GRANTED

- e. **20/03684/FULL Fairthorne House, Half Moon Lane**  
**20/03685/LBC**  
Removal of the C20th front porch, dismantlement of the existing C20th single storey link extension and double garage and replacement with new circulation and two storey barn extension, and replacement of the existing Conservatory with an Orangery utilising the existing footprint. The new additions will accommodate at ground floor level a large Kitchen Dining space, with Master Bedroom suite above, a new staircase consolidates the existing and proposed circulation of the house. The proposal also includes internal alterations including; removal of the C20th staircase, new partition walls and door openings.

GRANTED

- f. **20/03680/FULL 7 Woodsgate Way**  
The demolition of an existing garage and the construction of a new garage in the same location.

GRANTED

P20/147. **LATE PLANNING DECISION.** The following was noted.

- a. **19/00883/ADV Land adjacent to Tesco car park**  
Advertisement: Erection of two site entrance signs, one totem sign and one direction sign.

WITHDRAWN

P20/148. **BUILDINGS OF NOTE.** A list had been received from the Neighbourhood Development Plan Steering Group. The Committee supported the Steering Group's recommendation to apply to TWBC for all the buildings to be added to the TWBC local list and for the following to be put forward for English Heritage listing:

- Postillions, Hastings Road
- Pembury Hall, Pembury Hall Road
- The Waterworks building.

P20/149. **MAIDSTONE AND TUNBRIDGE WELLS HOSPITAL TRUST.** An informal meeting with the developers had been held and details of the application were noted.

This would be discussed further when the planning application is received. Concerns regarding a lack of parking were expressed.

P20/150. **DRAFT LOCAL PLAN/WOODSGATE CORNER.** There was no further update.

P20/151. **VISION ZERO: THE ROAD SAFETY STRATEGY FOR KENT 2020-2026.** Updates from a Zoom presentation which Cllr Partridge had attended in February were discussed and a response fully supporting measures to decrease road traffic accidents was formulated. It was **RESOLVED** that the agreed response be submitted.

P20/152. **RISKS.** There were none.

P20/153. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** The following queries were raised:

- Whether the installation of the new pedestrian traffic lights outside the chemist in the High Street was a trial of new hi-tech lights which recorded traffic information?
- Whether the land designated in Pembury for new housing in the draft Local Plan was included in the 5-year housing allocation for Tunbridge Wells?
- Dates are to be agreed for the Planning Committee and Full Council to discuss and agree Parish's formal response to the latest Local Plan

public consultation, with views to be sought online from Pembury residents

P20/154. **NEXT MEETING DATE.** Members noted the following date: **19 April 2021** at **3.00pm**.

There being no other business, the meeting closed at 4.14pm.

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