

Minutes of the virtual meeting of the Members of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 21 June 2021** at **3:00pm**. All decisions are made under temporary delegated authority of the Clerk.



Councillors Present:

Cllr G Hall (C)

Cllr A Partridge (VC)

Cllr K Brooks

Cllr N Stratton

Apologies:

Cllr P Gillan

Cllr J Pearce

Also in attendance:

Helen Munro (Clerk)

1. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllrs Gillan and Pearce.
2. **DECLARATIONS OF INTEREST.** There were none.
3. **MINUTES.** The minutes were noted. Approval of the minutes from 17 May 2021 was deferred until the next formal Planning & Highways Committee meeting.
4. **CHAIRMAN'S ANNOUNCEMENTS.** Following the summer solstice, the Chair welcomed summer.
5. **OPEN SESSION.** There was none.
6. **CLERK'S REPORT AND ACTION UPDATES.**
 - a. Interim Footpath maps. 200 maps have been delivered.
 - b. New Footpath Maps. The Working Group has been set up and initial research undertaken.
 - c. Retail Premises. There are no planning breaches in relation to a change of use of retail premises.
7. **PLANNING APPLICATIONS.** The following applications were considered, and it was **AGREED** to recommend that the following responses be submitted to Tunbridge Wells Borough Council (TWBC) under the Clerk's delegated powers.
 - a. **21/01236/FULL** **84 Beagleswood**
Single-storey front extension (retrospective).

NEUTRAL but have concerns that the extension is out of keeping in terms of its size and fenestration.

- b. **21/01283/FULL** **8 Herons Way**
Two-storey side extension; new front porch and single-storey rear extension.

NEUTRAL but request that the elevation of the extension matches the existing elevation and not that of next door.

- c. **21/01703/FULL** **Agricultural Buildings, Stone Court Farm**
Change of use of agricultural land to residential garden.

OBJECT due to there not being exceptional circumstances to remove the land from the Metropolitan Green Belt. The amendment is contrary to the original application which stated that the size of the gardens was modest and appropriate without causing harm to the character of the countryside. As the modest gardens were sufficient in the original application and nothing has changed to require more MGB land to be released this application should be refused.

If TWBC are minded to approve this application, Pembury Parish Council has asked the Ward Councillors to support the objection and call in the application for a decision by the TWBC Planning Committee.

- d. **21/01762/FULL** **5 Elmhurst Avenue**
Proposed single-storey rear extension; proposed first floor rear extension and proposed front porch.

OBJECT due to overdevelopment of the site and loss of privacy to neighbouring properties from the first-floor extension. There are concerns about how the contractor will access the site as there is only a pedestrian access.

- e. **21/01642/FULL** **Knights Place, 53 Lower Green Road**
Raising coping and parapet to flat roof to allow for adding tapered insulation.

NEUTRAL

- f. **21/01643/LBC** **Knights Place, 53 Lower Green Road**
Raising coping and parapet to flat roof to allow for adding tapered insulation.

NEUTRAL

8. **LATE PLANNING APPLICATION.** There were no late applications.

9. **PLANNING DECISIONS.** The following were noted:

- a. **21/00945/FULL** **1 Henwoods Crescent**
Single-storey side extension
GRANTED

10. **LATE PLANNING DECISIONS.** There were no late decisions.

11. **21/00797/FULL - TUNBRIDGE WELLS HOSPITAL.** An update from the developer on previously raised parking and arboricultural matters was discussed. There were still concerns about the lack of parking on site and the likely increase in parking off-site in the village and Notcutts Garden Centre. It was agreed to send the following response to TWBC:

We note the changes to the trees on the site and the comments of the TWBC Tree Officer that the scheme is now acceptable in arboricultural terms.

We continue to OBJECT to the lack of parking on this application. We note the measures being implemented to manage student parking at the hospital site. However, there will be no management of parking off site which will push the problem onto the residential roads in Pembury village and Notcutts Garden Centre. Existing hospital staff and visitors currently park in Pembury and Notcutts car park as there is insufficient parking on site and this proposal will exacerbate the problem.

12. **ROMFORD ROAD VERGE DESTRUCTION.** A written report was circulated and discussed. Brenchley and Matfield Parish Council had not previously been aware of the matter. They have agreed to discuss it at one of their Parish Council meetings.

It was **AGREED** that the County Councillor, Cllr Barrington-King, be asked to progress the solutions suggested at the site meeting with Kent County Council. The suggested solutions included restoration of large verges, introduction of some official passing places, 'Unsuitable for HGV' signs at the Pembury and Matfield ends of Romford Road/ Woodside Road and Foxhole Lane, 'Local Traffic Only' sign at Bo Peep junction and traffic calming measures.

13. **HIGHWAYS IMPROVEMENT PLAN (HIP).**

- a. The meeting with Kent Highways Services (KHS) officer was reported and an updated HIP circulated. The meeting was very positive and the KHS officer very helpful and supportive of the Parish Council's aims. He recommended that traffic surveys were carried out to provide substantive evidence of speeding in the 3 problem roads. Each survey would cost in the region of £300.
- b. It was **AGREED** that a recommendation be made to the Finance & HR Committee to allocate the cost to an earmarked reserve. This would then be recommended to Full Council in September.

- c. The KHS Officer would be updated with this decision and asked to provide costs for likely road improvements for future budgeting. This would be reported at a future meeting.
 - d. Additional parking arrangements on the east side of the Village Green were discussed. It was agreed that it should be unlimited parking.
14. **SPEEDWATCH.** A request to consider setting up Speedwatch in Pembury was discussed. There were queries how it was possible to minimise the impact on the workload of the Parish Council. It was **AGREED** that Cllr Brooks would liaise with other Local Councils who operate a Speedwatch programme for more information. The Clerk would get up to date costs for replacing the speed camera which would be reported at a future meeting.
15. **RISKS.** There were none.
16. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
17. **NEXT MEETING DATE.** Members noted the following date: **26 July 2021** at **3.00pm**. The location of the meeting would be agreed in due course.

There being no other business, the meeting closed at 4:46pm.

Signed: _____ Date: _____
Chairman