

Minutes of the virtual meeting of the Members of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 26 July 2021** at **3:00pm**. All decisions are made under temporary delegated authority of the Clerk.



Councillors Present:

Cllr G Hall (C)
Cllr K Brooks
Cllr P Gillan

Cllr A Partridge (VC)
Cllr J Pearce (left at 4.03pm)

Apologies:

Cllr N Stratton

Also in attendance:

Yvette Allen (Deputy Clerk)

1. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllr Stratton.
2. **DECLARATIONS OF INTEREST.**
 - a. Cllr Gillan declared a personal interest in item 7 – 21/02055/FULL – 36 Henwood Green Road.
 - b. Cllrs Hall and Partridge declared an interest in item 11 – Key Worker Accommodation as they had been contacted by the founder of QIQO.
3. **MINUTES.** The minutes were noted. Approval of the minutes from 21 June 2021 was deferred until the next formal Planning & Highways Committee meeting.
4. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.
5. **OPEN SESSION.** There was none.
6. **CLERK'S REPORT AND ACTION UPDATES.**
 - a. Verge destruction in Romford Road. The full response from Kent Highway Services was forwarded to the resident who raised the issue.
 - b. A21 Safety Package – Stakeholder Update Meeting. Cllrs Brooks and Hall are to attend this meeting on 27 July to discuss Highways England's package of works to improve safety along the A21 corridor.
 - c. Woodside Road/Romford Road rat run. Cllr Barrington King has urged the Parish Council to join in with lobbying Highways England on this issue.

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. **21/02108/FULL Kenward, Half Moon Lane**
Rebuilding and extension of damaged scullery.

NEUTRAL

- b. **21/02109/LBC Kenward, Half Moon Lane**
Rebuilding and extension of damaged scullery.

NEUTRAL

- c. **21/01907/TPO 11 Herons Way**
Trees: WELLINGTONIA – Raise canopy by 30%

NEUTRAL

- d. **21/01979/FULL 25 Hastings Road**
Single-storey pitched roof side extension to form dining room with bedroom in roof space including part flat roof over first floor corridor; single-storey infill extension to form entrance hall and staircase to loft rooms and part extension to front gable end and roof to form bedroom over existing sitting room; installation of window and patio doors to living room; installation of velux rooflights to proposed ensuite shower room and landing.

NEUTRAL

- e. **21/01947/FULL 66 Woodhill Park**
Two-storey side extension to existing dwelling.

NEUTRAL

- f. **21/01922/FULL Eastern Barn, Bentinck Farm, Romford Road**
Variations to previous permitted planning permission 18/02149/FULL which include infill additions to join to an existing outbuilding.

OBJECT

- a) Over-development of the area which is in the Metropolitan Green Belt;
b) Surprised to see a second application so soon after the previous one – this one being a 41% increase in the footprint.

- g. **21/02055/FULL** **36 Henwood Green Road**
Demolition of existing buildings and erection of 2 no. detached dwellings and associated car barns.
- OBJECT for the following reasons:
- a) As per the Fire Service objection – there is no turning point for emergency vehicles;
 - b) it would be an over-development of the site;
 - c) adjacent buildings are all of heritage interest (Baileys Farm Cottages and Farm House including the oast on site) and this development would alter the appearance;
 - d) a two-bedroom annexe would need to be demolished if permission was given to this application;
 - e) a large part of the current garden will be concreted over leaving the main house with a much smaller garden;
 - f) there are no sustainable heating plans in the application;
 - g) the surface water/drainage could be an issue;
 - h) there is potential archaeological interest in the site and the Parish Council would like to ask for an archaeological survey to be carried out;
 - i) extra traffic exiting on to Henwood Green Road.

The Parish Council has asked Borough Councillor David Hayward to 'call in' this application.

- h. **21/02296/FULL** **Land adjacent to 177-187 Hastings Road**
Proposed temporary change of use from agricultural land to car park / service area, together with hard surfacing works associated with use of an existing access to facilitate construction of approved development for 2 additional flats.

NEUTRAL but would like to suggest a review in 12 months' time as this is a 'temporary' change of use. Also have concerns about there being not enough room for a turning circle.

8. **LATE PLANNING APPLICATIONS.**

- a. **21/02343/FULL** **Building adjacent to Spring Grove Farm, Redwings Lane**
Conversion of an agricultural building into a single dwellinghouse; demolition of existing storage building and erection of detached garage with associated hard and soft landscaping works.

NEUTRAL but wish to express concern over the removal of trees with replacements.

b **20/02291/FULL The Meadows, Pastheap Farm**

Erection of 2.3m acoustic fencing (retrospective)

STRONGLY OBJECT. Pembury Parish Council wishes to STRONGLY OBJECT to the above mentioned application as follows:

There are concerns that no application for the transient traveller site has as yet been received.

Their photo DJI_303 showing the site layout is disingenuous. Stills from drone footage taken on Sunday 25th July (attached) show an extra bus beside the white one, recreational area by the chalet hut in the corner next to the bus, accommodation in the opposite corner hidden from view, and an additional trailer in the run along the fence, not to mention considerably more cars than shown in their photo.

Can we strongly urge an enforcement officer to again pay the site a visit?

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

a. **21/01177/LBC 61 Lower Green Road**

LBC: Replace all the weatherboarding in black wood; replace the single glazing with double glazing in the windows in the first and second floor.

GRANTED

b. **21/01340/FULL 92 Henwood Green Road**

Demolition of existing garage and construction of new single storey side and rear extension.

GRANTED

c. **21/01549/FULL 2 Gimble Way**

Demolition of existing single-storey side projection and erection of two-storey side extension; installation of solar panels to the front plane of the main roof; internal alterations and other associated external works.

GRANTED

d. **21/01283/FULL 8 Herons Way**

Two-storey side extension; new front porch and single-storey rear extension.

GRANTED

- e. **21/01236/FULL** **84 Beagleswood**
Single-storey front extension (retrospective)

GRANTED

- f. **21/01703/FULL** **Agricultural buildings, Stone Court Farm**
Change of use of agricultural land to residential gardens.

WITHDRAWN

10. **LATE PLANNING DECISIONS.** There were none.

11. **KEY WORKER ACCOMMODATION.** Information on possible key worker accommodation at the Mercure Hotel was noted. No further comment will be made until after a formal planning application has been received from TWBC.

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

- a. An updated HIP information pack received from Kent Highways was noted.
- b. Adding directional signage along Romford Road to the HIP was considered but as this had not been budgeted for, it will not be progressed. The Committee was fully supportive of the residents' suggestions for improvements in that area but agreed that this was a matter for Kent Highways.

13. **SPEEDWATCH.** Cllr Brooks gave a brief update and told members that Borough Councillor Paul Roberts was keen to take this on and he would be contacted.

Kent Highways would be asked to carry out three speed checks on specific roads in Pembury and the choice of locations for these would be discussed at the next Full Council meeting in September.

14. **FOOTPATH MAPS.**

- a. An email from Fourpoint Mapping was noted.
- b. It was agreed to keep the map the same size as the current one.
- c. The points of interest to be included would be decided by the Working Group.
- d. A Working Group meeting is to be set up at the end of August.

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: **13 September 2021** at **3.00pm**. The location of the meeting would be agreed in due course.

There being no other business, the meeting closed at 4:25pm.

Signed: _____ Date: _____
Chairman