

Virtual Meeting of Pembury Parish Council's **Planning & Highways Committee** members on **Monday 13 September 2021 at 3.00pm**. All decisions are made under temporary delegated authority of the Clerk.



#Munro

Helen Munro
Parish Clerk

Date of Issue: Tuesday 7 September 2021

Members of the Public and Press are welcome to attend.

To join the meeting please use the following link:

<https://us02web.zoom.us/j/89758247859?pwd=dHhFMTMraE5vT0Vpb3lEaC95K3lNQT09>

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy the Council's procedure for the recording of meetings is available by request. Members of the public addressing the Council but not wishing to be recorded should put this request to the Clerk at the earliest opportunity.

A G E N D A

1. **APOLOGIES FOR ABSENCE.** To receive and note apologies for absence.
2. **DECLARATIONS OF INTEREST.** To receive declarations of pecuniary and non-pecuniary interests.
3. **MINUTES.** To note minutes of the meeting held on Monday 26 July 2021 for future approval.
4. **CHAIRMAN'S ANNOUNCEMENTS.** To receive announcements.
5. **CLERK'S REPORT.** To receive report and update on previous actions.
6. **OPEN SESSION.** To adjourn the meeting to enable any members of the public present to address the Council. *Please note there can be no discussion of these items and issues will either be addressed elsewhere on the agenda or be referred to a future meeting of the Parish Council.*
7. **PLANNING APPLICATIONS.** To consider responses to the following:
 - a. **21/02838/FULL 120 Henwood Green Road**
Construction of one no. proposed new dwellinghouse
 - b. **21/02404/FULL 25 Woodsgate Way**
Ground floor front extension; new shower room; lobby and extend kitchen
 - c. **21/02921/FULL 28 Gimble Way**
Demolition of garage and proposed single/two storey side extension to form annex, including internal and external alterations
 - d. **21/02943/FULL 44 Romford Road**

Single-storey extension enlarging existing extension on south-east corner of house.

- e. **21/01769/FULL** **6 Bulls Place**
Ground floor rear extension in line with existing kitchen, bedroom and shower room (granny flat), with double doors on west elevation and window to the north, small window to bathroom on east wall with obscure glazing.
- f. **21/02796/FULL** **Amhurst Hill Farm, Amhurst Bank**
Conversion of a former granary to a residential dwelling with associated landscaping and creation of a domestic curtilage.
- g. **21/02660/FULL** **Amhurst Hill Farm, Amhurst Bank**
Conversion of a former threshing barn with attached outshots and range to form a residential dwelling; demolition of southwestern outshot and replacement with single storey lean-to extension; demolition of pole barn covered areas to south; conversion of small range to south to form ancillary residential accommodation; associated access and landscaping to form parking areas and domestic curtilage.
- h. **21/02859/FULL** **Amhurst Hill Farm, Amhurst Bank**
Conversion of a former oast house to a residential dwelling with reinstatement of roundel roofs and cowls. Associated landscaping and creation of a domestic curtilage.
- i. **21/02969/FULL** **7 Ridgeway**
Two storey front and side extension and new front porch.

8. **LATE PLANNING APPLICATIONS.** To consider any applications received after the agenda was set and prior to the Committee meeting.

9. **PLANNING RECOMMENDATIONS.** To note recommendations made throughout the summer recess and sent into Tunbridge Wells Borough Council.

- a. **21/02522/FULL** **25-31 High Street**
Demolition of outbuildings to the rear; erection of 2 no. single-storey 1 bed dwellings.

OBJECT for the following reasons:

- Proposal is out of proportion and out of keeping with other dwellings in the area and is substantially larger in both height and width
- It is over-development and overcrowding in a Conservation Area
- There is no vehicular access
- No allocated parking which will cause more problems with parking in Penns Yard
- Very little peripheral space
- The alleyway access is also narrow and gets narrower closer to the development site.

- b. **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:

- As per the Fire Service objection – there is no turning point for emergency vehicles;
- It would be an over-development of the site;
- 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;
- A two-bedroom annexe would need to be demolished if permission was given to this application;
- A large part of the current garden will be concreted over leaving the main house with a much smaller garden;
- There are no sustainable heating plans in the application;
- The surface water/drainage could be an issue;
- There is potential archaeological interest in the site and the Parish Council would like to ask for an archaeological survey to be carried out;
- Extra traffic exiting on to Henwood Green Road.

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

c. **21/02290/FULL The Meadows, Past Heap Farm, Hastings Road**
21/02292/FULL

21/02290/FULL - Change of use for the stationing of up to 10 mobile homes for Gypsy / Traveller occupation as a transit site (Part retrospective)

21/02292/FULL - Erection of 40m x 20m riding arena with associated earthworks (Retrospective)

OBJECT to the above-mentioned linked planning applications for the following reasons:

- The proposals are in the MGB and also AONB
- It is outside the limits to built development
- Highways safety issues with egress from / onto the A21. There is no slip road onto the A21 and potentially slow-moving traffic joining the A21 could be extremely hazardous. Being a transient site, they wouldn't know the road
- Sustainability – there are no services in the immediate area
- Sustainability – concerns about the impact on the environment in a rural area. Hastings Road is a narrow small country lane. As this is a transient site, visitors would often be travelling in large vehicles which could cause damage to verges, hedges etc.
- This proposal goes against TWBC policy of expanding existing sites rather than creating new ones
- Visual – the impact of large/high fencing in an open rural area. This is out of keeping for a rural area and will have an impact on the wider setting of the adjacent listed building (Pastheap Farmhouse)
- Were hedgerows removed when installing the fencing? This would have had an impact on the environment and biodiversity
- Concerns about surface water and drainage due to hardstanding
- No information with regard to the disposal of sewage/foul water
- No information of a lighting scheme
- A monitoring process needs to be in place as this is due to be a transient site
- The Department for Communities and Local Government, Planning Policy for Traveller Sites: Policy E – Traveller Sites in Green Belt states:

Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need

are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only."

The Parish Council has asked Borough Councillor David Hayward to 'call in' both applications.

- d. **21/02689/FULL** **Cornford Court**
Variation of Condition 22 (Noise Levels) of 17/01151/FULL - Condition to be changed from pre-commencement to pre-above ground. This will allow client to trigger a meaningful start on site and secure the application before it expires in September 2021 while being able to complete design work on the plant simultaneously

NEUTRAL

- e. **21/02516/FULL** **Western Barn, Bentinck Farm**
Removal of Condition 9 (Contamination) of 20/03854/FULL – We have removed any identified contaminated land under the guidance of a local expert (please see report); the expert has also retested the site to ensure there are no further risks of contaminated land on the site.

NEUTRAL

10. **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.

- a. **21/01988/FULL** **59 Herons Way**
Front mono pitched roof dormer to front elevation. Rear dormer and velux roof light installation under permitted development rights. GRANTED
- b. **21/002291/FULL** **The Meadows, Past Heap Farm**
Erection of 2.3m acoustic fencing (Retrospective) REFUSED
- c. **21/02296/FULL** **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. GRANTED

11. **LATE PLANNING DECISIONS.** To note decision notices received after the agenda was set and prior to the Committee meeting.

12. **HIGHWAYS IMPROVEMENT PLAN.** To note locations of the speed surveys and to agree the most appropriate timing for these to take place.
13. **UPDATE ON HIGHWAYS ENGLAND MEETING HELD ON 27 JULY 2021.** Cllrs Hall and Brooks to give an oral report.
14. **A21 SAFETY PACKAGE MEETING – FRIDAY 24 SEPTEMBER 2021.**
 - a. To agree the Parish Council’s viewpoint on all issues concerning Pembury regarding safety improvements of the A21
 - b. To agree the details to be shared with Highways England
15. **FOOTPATH MAPS.** To receive a verbal report on the WG meeting held at the end of August.
16. **RISKS.** To consider any new risks which may affect the Council and actions required.
17. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
18. **FUTURE MEETINGS.** To agree on format of future meetings.
19. **MEETING DATES.** Date of next meeting – **11 October 2021** – 3pm