

Minutes of the **PLANNING & HIGHWAYS COMMITTEE** held in the Parish Office, Lower Green Road, Pembury on **Monday 18 October 2021** at **3:00pm**.



**Councillors Present:**

Cllr G Hall (C)  
Cllr K Brooks

Cllr A Partridge (VC)  
Cllr N Stratton

**Apologies:**

Cllr P Gillan

**Also in attendance:**

Cllr J Pearce via Zoom

Helen Munro (Clerk)

PH21/1. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllr Gillan and the reason for his absence was approved by **RESOLUTION**. Cllr Pearce was attending by Zoom.

PH21/2. **DECLARATIONS OF INTEREST.**

- a. Cllr Partridge declared she had been lobbied about item PG21/7d, 5 Elmhurst Avenue and item PH21/13, Highways England meeting regarding the A21. She also declared the site visit to 137 Hastings Road, item PH21/7e.
- b. Cllrs Brooks and Stratton also declared the site visit to 137 Hastings Road, item PH21/7e.

PH21/3. **MINUTES.** The minutes from 17 May 2021, 21 June 2021, 26 July 2021 and 13 September 2021 were approved by **RESOLUTION** and were duly signed by the Chair.

PH21/4. **CHAIR'S ANNOUNCEMENTS.** The Chair welcomed everyone back to the first face to face meeting.

PH21/5. **CLERK'S REPORT AND ACTION UPDATES.**

- a. Speedwatch. Borough Cllr Roberts checked the equipment and has reported that the speed gun is obsolete, but the sign has been repaired which he is offering to fund this from his grant. He is now arranging a visit from Kent Police to conduct a risk assessment of proposed areas for siting the Speed Indicator Device.
- b. Planning Comments. The following terms will be used in future when responding to Tunbridge Wells Borough Council (TWBC) on planning applications:

- No objection

- No objection to the application but have concerns about...
- Support the application
- Object to the application
- Strongly object to the application

PH21/6. **OPEN SESSION.** There were none.

PH21/7. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to TWBC.

a. **21/03069/FULL 8 Camden Avenue**

Erection of two-bedroom dwelling extending existing access serving current property (No. 8) with associated amenity space, parking, turning space and secure bin storage (revised application 21/00289

**STRONGLY OBJECT** to the application as it is overdevelopment of the site, will be overbearing with a detrimental effect on the street scene, current vehicular access is very cramped, and the addition of the new dwelling will exacerbate this problem and loss of green space. The Parish Council also queries if obscured glazing required at number 8 Camden Avenue would be a planning condition should permission be granted.

b. **21/02605/FULL Apple Packing Barn, Bentinck Farm, Romford Road**

Conversion of existing agricultural barn to dwelling (variations to previous permitted planning permission 20/01270/FULL which include minor changes to window/door positions, roof configuration & and covered walkway)

**NO OBJECTIONS** but the Parish Council has concerns about light pollution from the new dwelling and impact of additional traffic on local rural lanes.

c. **21/02606/FULL Workers Cottage, Bentinck Farm, Romford Road**

Conversion of existing workers cottage to dwelling (variations to previous permitted planning permission 20/01270/FULL which include extension to rear and minor changes to window/door positions

**NO OBJECTIONS** but the Parish Council has concerns about light pollution from the new dwelling and impact of additional traffic on local rural lanes.

d. **21/01762/FULL 5 Elmhurst Avenue**

Proposed single storey rear extension, proposed first floor rear extension and proposed front porch

**OBJECT** as it is overdevelopment of the site and reduces privacy for neighbouring properties. The Parish Council also has serious concerns about construction access to the property. The extension is very close to the boundary.

- e. **21/03031/FULL 137 Hastings Road**  
Demolition of existing garage and erection of two storey side extension on east /side of house. Erection of roof to create covered outdoor store area on west side of house. Replace existing roof tiles and hard standing.

- f. **21/02856/FULL 9 Beech Hurst**  
Addition of 4 no. extra parking spaces on side of driveway.

**NO OBJECTION** but If TWBC are minded to approve the application, Pembury Parish Council requests that the driveway is made from permeable materials.

- g. **20/00128/FULL The Tunbridge Wells Hospital Tonbridge Road**  
Erection of single deck car park with vehicular access, associated lighting and other ancillary works

**SUPPORT** the application but has concerns about light pollution as it borders the protected Local Wildlife Site, Pembury Walks. The Parish Council also queries the reduction in Electric Vehicle Charging Points.

- h. **21/00603/FULL Hospice In The Weald Maidstone Road**  
Replacement of one small Garden Store with one larger Garden Store

**NO OBJECTION** but there are concerns about the loss of trees. The Parish Council requests that replacement trees are included in the conditions if TWBC are minded to approve the application.

*Cllr Pearce left the meeting at 4:11pm due to technical difficulties.*

PH21/8. **LATE PLANNING APPLICATIONS.** Four late applications have been received and it was **RESOLVED** that further consideration be given to how these should be dealt with in future. The following applications were considered, and it was **RESOLVED** submit the following responses to TWBC.

- a. **21/03183/FULL 2 Bulls Place**  
Erection of a modular, non fixed, outbuilding to the side/rear of the property

**NO OBJECTIONS** provided it is used for residential purposes only.

- b. **21/03433/TPO Gimble Wood, 16A Gimble Way**  
Trees: T1 (OAK) - Prune laterally by 30% and thin crown volume of branches by 5-10%; T2 (OAK) – Prune laterally by 30% and thin crown volume of branches by 5-10%

**NO OBJECTIONS.**

- c. **21/03375/FULL Roseanne, Romford Road**  
Proposed part single part two storey, side/rear extension with porch to front and side

It was **RESOLVED** that this application would be added to the next Full Council agenda for discussion.

- d. **21/03392/FULL 5 Greenleas**  
New roof to existing conservatory together with window amendments

It was **RESOLVED** that this application would be added to the next Full Council agenda for discussion.

PH21/9. **PLANNING DECISIONS.** The following were noted:

- e. **21/02343/FULL Building adjacent to Spring Grove Farm, Redwings Lane**

Conversion of an agricultural building into a single dwelling house, demolition of existing storage building and erection of detached garage with associated hard and soft landscaping works

GRANTED

- f. **21/01315/TPO Land adjacent to 71 Herons Way**  
Trees: OAK - Removal of dead and/or low hanging branches - effectively raising the canopy, cut back overhanging top branches to the border line of our property, approx 5m from the widest point of overhanging branches.

GRANTED FOR LESSER WORKS

PH21/10. **LATE PLANNING DECISIONS.** There were none.

PH21/11. **CHECKLIST FOR PLANNING APPLICATIONS.** A draft checklist for future use was circulated and discussed. Cllr Stratton was thanked for his work in preparing the document. It was agreed that the checklist would be used but developed further before being adopted by the Council. A list of material planning considerations would be added to the list.

- PH21/12. **GENERAL QUESTIONS TO ASK WHEN PRESENTED WITH A DEVELOPMENT PROPOSAL.** The list of questions was circulated for future use and noted.
- PH21/13. **UPDATE ON HIGHWAYS ENGLAND MEETING HELD ON 24 SEPTEMBER 2021.** Presentation material from the meeting had been circulated and a verbal report was noted. It was **RESOLVED** to write to Greg Clark, MP, to update him on progress to date and share concerns about safety issues on the A21 particularly at Bo Peep corner and Kippings roundabout. It was further **RESOLVED** to write to the Cabinet Member for Highways and Transportation at Kent County Council and the Head of Kent Highways about concerns on the safety of the right turn into and out of Kings Toll Road as well as the poor surface condition of Romford Road.
- PH21/14. **FOOTPATH MAPS.** The minutes from the Footpath Map Working Group meeting held on 7 October 2021 were noted. Work on the map was progressing well and volunteers were thanked for their contribution. Accessibility on footpaths and tways was included in the map and work continued to bring it up to date.
- PH21/15. **PUBLIC FUNDING FOR ON/OFF STREET ELECTRIC VEHICLE CHARGING POINTS.** The information was circulated and noted. The Committee agreed they were supportive of the proposal and the item would be put on the next Committee agenda for further discussion.
- PH21/16. **RISKS.** There were none.
- PH21/17. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- PH21/18. **NEXT MEETING DATE. 15 November 2021 at 3.00pm** at the Parish Office.

There being no other business, the meeting closed at 4:44pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair