

Minutes of the virtual meeting of the Members of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 13 December 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

Cllr D Reilly

**Apologies**

Cllr N Stratton

**Also in attendance:**

Y Allen (Deputy Clerk)

One resident (left at 3.19pm)

*It was agreed to bring forward the Open Session item to the start of the meeting.*

PH21/37. **OPEN SESSION.** The Chair welcomed the resident and invited her to speak. The resident spoke about planning application 21/03713/FULL. She was urged to comment formally to Tunbridge Wells Borough Council (TWBC).

PH21/38. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllr N Stratton.

PH21/39. **DECLARATIONS OF INTEREST.** Cllr Hall had been lobbied by a resident affected by planning application 21/03713/FULL.

PH21/40. **CHAIR'S ANNOUNCEMENTS.**

- The Chair welcomed everyone to the meeting.
- There was still no official notification from the planning department at TWBC that the application for a hardstanding caravan site at Past Heap Farm had been refused. The application had now been withdrawn and the following was agreed:
  - a. To ask TWBC Planning Department what action is being taken as a result of these refusals
  - b. To ask Borough Cllr Hayward to investigate

PH21/41. **CLERK'S REPORT.**

- A21 Traffic problems. Letters were sent to Greg Clark MP and County Cllr Brazier, Cabinet Member for Highways and Transport at Kent County Council on the issue of traffic problems on the A21 at Kippings Cross. A response had been received from Greg Clark MP and an acknowledgement from Cllr Brazier's office – a further detailed response is awaited.
- Speedwatch. Training for this had been suspended due to poor weather.

PH21/42. **PLANNING APPLICATIONS.** The following applications were considered, and it was agreed to submit the following responses to TWBC.

- a. **21/03763/FULL Barn 2, Bentinck Farm, Romford Road**  
Erection of two sheds.

No objection but have concerns that the footprint of that part of the farm is constantly increasing. The applications on the site, which is in an Area of Outstanding Natural Beauty (AONB), each take away more green space and have an impact on biodiversity. It is noted that every time there is an application on this site, there is always a follow-up add-on to the original and therefore a constant encroachment.

- b. **21/03713/FULL 41 Batchelors**  
Demolition of existing timber outbuilding within rear garden and the erection of a larger timber outbuilding (for business use).

Strongly object for the following reasons:

- This is a change of use from residential to light industrial use involving 3 people working at any one time. There would be an increase in noise, invasion of privacy due to closeness of a toilet and windows to the residents of The Gill, bordering the proposed position of the building.
- The property (and the embankment, which potentially could be affected by the water drainage into the ground filling up badger and fox holes) borders AONB.
- The diagrams are incorrect and don't show all of the boundaries – in particular those with houses in The Gill

- Only one neighbour (in The Gill) bordering the property had been consulted but had not been made fully aware of the height of the building.
- The proposed building is to be approximately 4m high and will be 64m<sup>2</sup> – (the current shed is 15.6m<sup>2</sup>) and will have a pitched roof rather than a flat roof as suggested in the application. The external material is to be metal cladding rather than timber as suggested in the application.
- There is a considerable potential of damaging several trees by the construction work which would necessitate close monitoring by tree experts.
- There would be a toilet/kitchenette area but there is no mention of sewage/drainage.

c. **21/03797/FULL 47a Church Road**

Erection of single storey front extension; conversion of internal garage to habitable accommodation; internal works to include the replacement of fenestration to ground floor rear elevation

No objection

d. **21/03907/FULL Amhurst Hill Farm, Amhurst Bank Road**

Variation of condition 2 (Approved plans) of 21/02859/FULL – substitute approved proposed elevations OH-PL06 D and proposed floor plans OH-PL05 D for proposed elevations – OH-PL06 E and proposed floor plans OH-PL05E

No objection

e. **21/03911/FULL 23 Highfield Close**

Proposed 2-storey rear extension and single-storey side extension

No objection

PH21/43. **LATE PLANNING APPLICATIONS.**

f. **21/03949/FULL 6 High Street**

First floor extension and internal alterations within main building to regularise flat accommodation to first floor only; Proposed clinical unit building to rear of site including covered walkway

It was agreed to contact the owner to clarify the size and potential use of the proposed building prior to consideration at the next Full Council meeting.

- g. **21/03996/FULL Dell Cottage, 28a Hastings Road**  
Single story extension to front elevation of a detached house

No objection

- h. **21/03992/FULL 25-31 High Street**  
Proposed single storey dwelling unit (Resubmission of  
21/02522/FULL)

Object strongly 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.
- Concerns over the issue of parking outside the proposed building in the High Street, although not permissible, will occur for any deliveries of building materials during construction and, if constructed, by delivery vehicles and visitors in the future.
- There is no provision for placing refuse bins for collection purposes on a weekly basis, causing obstruction on the pavement.

PH21/44. **PLANNING DECISIONS.** The following were noted:

- a. **21/00603/FULL Hospice in the Weald**  
Replacement of one small garden store with one larger garden store.

GRANTED

- b. **21/02660/FULL Amhurst Hill Farm, Amhurst Bank Road**  
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.

GRANTED

- c. **21/00128/FULL Tunbridge Wells Hospital**  
Erection of single deck car park with vehicular access, associated lighting and other ancillary works

GRANTED

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

GRANTED

- e. **21/03375/FULL Roseanne, Romford Road**  
Proposed two storey side extension, single storey rear extension and porches to front and side

GRANTED

- f. **21/03430/FULL Oakmead Farm, Maidstone Road**  
Front porch extension, roof alterations to raise ridge height, two rear dormer windows and replacement of existing conservatory with an infill extension

GRANTED

PH21/45. **LATE PLANNING DECISIONS.**

- g. **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%

GRANTED for lesser works

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

GRANTED

PH21/46. **FOOTPATH MAPS.** Minutes of the latest Working Group meeting had been circulated and it was reported that work was progressing well. The Working Group would meet again in January.

It was noted that a further project of arranging proper signage (which would involve obtaining grants) was planned.

- PH21/47. **SPEED SURVEYS/PARKING BAYS.** A report of a virtual meeting held with Kent Highway Services (KHS) on 7 December 2021 had been circulated.

It was felt that speed data attached to the report was inconclusive and Cllr Pearce was asked to review it further. Therefore KHS should continue with the three Automatic Traffic Count surveys as agreed at the Planning & Highways committee meeting on 13 September 2021, early in the New Year at the agreed locations. The costs had now significantly reduced and would cost £95 each.

It was agreed not to progress with additional parking bays on the east side of the Village Green due to costs.

- PH21/48. **SECTION 106 MONEY**

- a. St. Peter's Church. A letter received from a resident requesting an application be made for Section 106 money to go towards funding the extension was noted. A query had been raised with TWBC as to whether Section 106 money could be used on religious buildings and a reply is awaited. This was deferred until the January meeting.
- b. Cycle Lane. The Neighbourhood Plan Group had met the developers of sites PE1-3 to discuss the issue of the cycle lane in the High Street. It was agreed to ask TWBC Planning Department what the proposal is for improving the cycle lane in the High Street and its link up with cycle lanes proposed in PE1-3 sites as there is no mention of this link in the PE1-3 sites proposals or in the draft Local Plan.

- PH21/49. **RISKS.** The issue of electric scooters was raised. This had already been reported to the police.

This is now to be reported to the new Police Community Support Officer and it was suggested that he is invited to a Full Council meeting early in the New Year.

- PH21/50. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

- PH21/51. **NEXT MEETING DATE. 24 January 2022 at 3.00pm.** Location to be confirmed.

The Chair thanked everyone for their hard work and dedication throughout 2021.

There being no other business, the meeting closed at 4:43pm.

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