

Minutes of the virtual meeting of the Members of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 17 May 2021** at **3:00pm**. All decisions are made under temporary delegated authority of the Clerk.



**Councillors Present:**

Cllr G Hall (C)  
Cllr N Stratton

Cllr K Brooks

**Apologies:**

Cllr A Partridge (VC)  
Cllr P Gillan

Cllr J Pearce

**Also in attendance:**

Yvette Allen (Deputy Clerk)

One member of the public

1. **APOLOGIES FOR ABSENCE.** Apologies were received and accepted from Cllrs A Partridge, P Gillan and J Pearce.
2. **DECLARATIONS OF INTEREST.** Cllr Stratton declared a personal interest in planning application 21/01340/FULL as he knows the owner.
3. **MINUTES.** Approval of the minutes from 19 April 2021 was deferred until the next formal Planning & Highways Committee meeting.
4. **CHAIRMAN'S ANNOUNCEMENTS.** The Chair welcomed everyone to the meeting in particular Cllr Stratton as this was his first meeting.

Cllr Brooks welcomed Cllr Hall as the new Chairman of this Committee.

5. **OPEN SESSION.** A resident gave a brief presentation on the destruction of the verges in Romford Road, Kings Toll Road and Foxhole Lane due to the numbers of cars and lorries using the roads when the A21 was busy/blocked. This had created safety issues for horse riders, walkers and cyclists; it had destroyed large areas of green flowery verge, reducing biodiversity and was damaging the road surface and drainage ditches much more than local passenger cars do, so that the roads and ditches need extra maintenance. Members would liaise with Brenchley & Matfield Parish Council and TWBC. In the short term, 'No access for HGVs' signage was suggested.

It was **AGREED** to bring forward the following item.

6. **ROMFORD ROAD VERGE DESTRUCTION.** Following discussions about the impact of heavy traffic along these narrow country lanes, Members supported the residents in their attempts to improve the situation but it was acknowledged that it did not come under the Parish Council's remit. The following was noted:

- The Neighbourhood Development Plan Steering Group was aware of these issues.
- Cllr Barrington-King had agreed to meet with residents to discuss further.
- TWBC had a new 'near miss' register (which is used to document detailed statements of near miss events which could have resulted in injury or property damage).

The Deputy Clerk was asked to contact Cllr Barrington-King to ask if one of the Councillors could join him when he met the residents.

7. **CLERK'S REPORT AND ACTION UPDATES.**

- a. Stonecourt Lane. The response from the landowner was noted.
- b. Buildings of Note. The list of buildings for the Tunbridge Wells Borough Council (TWBC) Local List has been sent in and acknowledged by the Conservation and Urban Design Officer for evaluation. However, if the buildings (Pembury Hall, Postillions and the Water Works) are not currently under threat, it is highly unlikely that they would be considered to go on the English Heritage listing.
- c. Entrance to the recreation ground. The response from the landowner about the visibility at the entrance was noted.
- d. Hospice in the Weald application. A recent application meant that several trees would be removed and although re-planting is not mandatory, the TWBC Case Officer would recommend to the owner that they are replaced.
- e. Road surfaces. An email had been received regarding the poor road surfaces in The Gill, Herons Way and The Meadow. Cllr Barrington King is investigating.

8. **PLANNING APPLICATIONS.** The following applications were considered, and it was **AGREED** to recommend that the following responses be submitted to Tunbridge Wells Borough Council under the Clerk's delegated powers.

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

NEUTRAL

- b. **21/01069/FULL**      **40 Romford Road**

Erection of 2 single-storey rear extensions and widening of existing driveway.  
NEUTRAL

c. **21/01079/FULL**      **25 Gimble Way**

Proposed loft conversion with dormer window and 1 no. rooflight to rear elevation and 4 no. rooflights to front elevation.

OBJECT due to the number of surrounding properties which could suffer a loss of privacy. It is also very close to the party wall.

d. **21/01216/FULL**      **78 Henwood Green Road**

Proposed single-storey rear extension.

NEUTRAL

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

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

NEUTRAL

9. **LATE PLANNING APPLICATION.** The following application was considered and it was **RESOLVED** that the following response be submitted to TWBC.

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

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

NEUTRAL

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

a. **21/00279/FULL**      **9 Cornford Park**

Form first floor extension over existing garage.

GRANTED

b. **21/03854/FULL**      **Western Barn, Bentinck Farm**

Variations to previous permitted planning permission 18/02149/FULL which includes: changes to window/door positions, glass link to garage and lean-to porch addition.

GRANTED

- c. **21/00430/FULL Eastern Barn, Bentinck Farm**  
Variations to previous permitted planning permission 18/02149/FULL which includes: minor changes to window/door positions and single-storey addition.

GRANTED

- d. **21/00754/FULL 51 Church Road**  
Single-storey side extension.

GRANTED.

11. **LATE PLANNING DECISIONS.** The following application was considered and it was **AGREED** to recommend that the following response be submitted to TWBC under the Clerk's delegated powers.

- a. **21/00526/FULL Black Horse, High Street**  
Remove shed, roofed shelter and umbrella awning; installation of proposed retractable garden awning.

GRANTED.

12. **MINISTRY OF HOUSING, CONSULTATION AND LOCAL GOVERNMENT ELECTRONIC COMMUNICATIONS INFRASTRUCTURE CONSULTATION.** Following discussion, responses to the consultation were discussed and it was **AGREED** that Cllr Hall complete and return it.

13. **FOOTPATH MAPS.**

- a. Following consideration of two quotations, it was **AGREED** to ask Explore Kent to provide 200 footpath maps as an interim measure at a cost of £174 under the Clerk's delegated powers.
- b. It was **AGREED** to set up a Working Group to continue work on the production of a new map and to hold meetings by Zoom. The Working would consist of one Councillor, the Deputy Clerk and two residents. Cllr Gillan would be asked to join.

14. **HIGHWAYS IMPROVEMENT PLAN.**

- a. It was **AGREED** to set up a meeting with Kent Highways Services to discuss the current position with the Highways Improvement Plan.
- b. It was **AGREED** to set up a meeting with the Intelligent Transport Systems manager at Kent Highways to discuss yellow hatching at the Woodsgate junction.

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: **21 June 2021** at **3.00pm.**

There being no other business, the meeting closed at 4.14pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman