

To all Members of the Planning & Highways Committee

Cllrs Hall, Gillan, Stratton, Reilly and Webster



You are hereby summoned to attend a meeting of the Planning & Highways Committee at the Parish Office, Lower Green Recreation Ground, Pembury TN2 4DZ on **14 November 2022** at 3.30pm.

H Munro

Helen Munro

Parish Clerk

Date of Issue: 8 November 2022

Members of the Public and Press are welcome to attend

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.

The disclosure must include the nature of the interest. If you become aware, during the course of a meeting, of an interest that has not been disclosed under this item, you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial. A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.
3. **MINUTES.** To receive and approve the minutes of the meeting held on 17 October 2022.
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. **22/03016/TPO** **Old Coach Road**

Trees: ASH (2587) - Remove major deadwood and suspended branches, BEECH (2570) - Reduce crown by 40% due to decayed stem base and wood decay fungus, BEECH (2571) - Reduce crown by 30% due to large bark wound and cavity on main stem, BEECH (2574) - Reduce branch end weight by 30% due to cavity in main stem below branch union, BEECH (2580) - Pollard to 10 metres due to radial crack on main stem and wood decay fungus, ASH (2581) - Reduce crown by 50% due to minor dieback of crown and major deadwood, decayed wood and woodpecker holes, BEECH (2582) - Pollard to 6 metres due to large cavity, decayed wood and woodpecker holes, BEECH (2584) - Reduce top height by 12 metres due to large cavity and decayed wood, BEECH (2586) - Reduce branch and weight by 30% due to fungal fruiting bodies in wound, BEECH (2589) - Reduce crown by 30% due to multiple cavities in main stem

- b. **22/02949/FULL** **21 Elmhurst Avenue**
Erection of raised decking platform to rear of the house (Retrospective)
8. **LATE PLANNING APPLICATIONS.** To consider any applications received after the agenda was set and prior to the meeting.
9. **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.
- a. **22/01774/FULL** **The Meadows, Past Heap Farm**
Erection of barn for hay/feed and equipment storage GRANTED
- b. **22/02509/FULL** **Chalket Farm, Chalket Lane**
Erection of a single-storey front extension (in building formerly known as the machinery shed) GRANTED
- c. **22/228/02652/LBC** **Amhurst Hill Farm, Amhurst Bank Road**
Retrospective: Repair/rebuild 1st floor timber gable elevations GRANTED
- d. **22/22/02563/FULL** **Tesco, Pembury Road**
Removal of Condition 10 on application 15/508123 to allow night-time deliveries to the store GRANTED
- e. **22/02531/FULL** **Spring Grove Farm, Redwings Lane**
Conversion of existing brick barn to a residential dwelling with associated landscaping and creation of a domestic curtilage. GRANTED
- f. **22/02670/FULL** **The Barn Cottage, Romford Road**
Two-storey rear extension GRANTED
- g. **22/02446/FULL** **36 Sandhurst Avenue**
Proposed single storey rear extension GRANTED
- h. **22/02136/FULL** **Springhill Coarse & Trout Fisheries**
Demolition of temporary accommodation and erection of a new dwelling REFUSED
10. **LATE PLANNING DECISIONS.** To receive decision notices received after the agenda was set and prior to the Committee meeting.
11. **MEETING WITH POTENTIAL DEVELOPERS OF PE1, 2 AND 3.** To receive draft minutes and a verbal update from Cllr Stratton.
12. **MEETING WITH POTENTIAL DEVELOPER OF PE2.** To note meeting held with the potential developer of PE2 and Kent Highways Services.
13. **A21 ISSUES.** To note response from National Highways Route Manager on the proposed signage on the A21 and agree next steps.
14. **HIGHWAYS IMPROVEMENT PLAN (HIP).** To consider suggestions to include on the HIP and prioritise them and discuss next steps.

15. **TWBC PLANNING COMMITTEE MEETINGS.** To compose a letter to send to TWBC about the lack of balanced and accurate information available and the lack of involvement of TWBC Committee members when considering contentious planning applications.
16. **NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) UPDATE.** To note that the NDP has been re-submitted to TWBC and a response is awaited.
17. **BUDGET WISHLIST FOR 2023/24.** To consider any suggestions to add to the budget wishlist.
18. **RISKS.** To consider any new risks which may affect the Council and actions required.
19. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
20. **MEETING DATES.** Date of next meeting – **12 December 2022** – 3.30pm. Parish meeting room