

**To all Members of the Planning & Highways Committee**

*Cllrs Hall, Gillan, Stratton, Gautam, 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 **12 December 2022** at 3.30pm.

*H Munro*

Helen Munro

Parish Clerk

Date of Issue: 6 December 2022

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**Members of the Public and Press are welcome to attend**

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**A G E N D A**

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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 14 November 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 a response to the following:
  - a. **22/03424/FULL                      6 High Street**

Variation of Conditions 2 of Planning Permission 21/03949/FULL (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) - (Width of building reduced, Amendment to building length, Amendment to building location pushed further back into site, walkway moved to adjust for building location, wall angle changed to allow side access, changes to window location to accommodate new wall angle, changes to clinical unit including changes to solar panel arrangement and fenestration changes)

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. **22/02718/FULL**                      **Building adjacent to Spring Grove Farm, Redwings Lane**  
 Conversion of an agricultural building into a single dwellinghouse, demolition of existing storage building and erection of detached garage with associated hard and soft landscaping works (Revised scheme to approved 21/02343/FULL).                      GRANTED
  
  - b. **22/02693/FULL**                      **22 Knights Ridge**  
 First floor pitched roof front extension over existing garage; conversion of existing garage to living space; change from flat roof to pitched roof over porch and bay window; and erection of single storey flat roof side extension.                      GRANTED
  
  - c. **22/02871/FULL**                      **Hawkwell Farmhouse, Maidstone Road**  
 Erection of wrap-around extension, infill and loft conversion with pv panels.                      GRANTED
  
  - d. **22/02678/TPO**                      **St. Peter's House, 9 Knights Close**  
 TREES: OAK (T1) - Canopy lift lower branches to 4.5 meters on road and pavement side.                      GRANTED
  
  - e. **22/02936/FULL**                      **2 Beagles Wood Road**  
 Demolition of existing garage, construction of a single-storey side and rear extension.                      GRANTED
  
  - f. **22/01124/FULL**                      **4 The Mews**  
 Part retrospective – change of use of internal garage; removal of garage door; removal of existing external rear door; additional internal alterations.                      GRANTED
  
10. **LATE PLANNING DECISIONS.** To receive decision notices received after the agenda was set and prior to the Committee meeting.
  
11. **PLANNING CHECKLIST.** To create a checklist when considering planning applications.
  
12. **A21 ISSUES.** To receive update from the meeting with National Highways, Kent Highway Services and Greg Clark MP.
  
13. **HIGHWAYS IMPROVEMENT PLAN.** To note new format and agree next steps.
  
14. **MEETING WITH HEAD OF PLANNING AT TUNBRIDGE WELLS BOROUGH COUNCIL (TWBC).** To agree to meet the Head of Planning at TWBC and consider queries to raise.
  
15. **BUS SHELTER SEATING.** To consider bus shelter seating and agree next steps.

16. **PROPOSED BUS SERVICE REVISION.** To note correspondence.
17. **RISKS.** To consider any new risks which may affect the Council and actions required.
18. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
19. **MEETING DATES.** Date of next meeting – **23 January 2023** – 3.30pm. Parish meeting room.

Pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press will be excluded from the meeting for the next items of business on the grounds that it will involve the likely disclosure of exempt information.

20. **PE2 UPDATE FROM PRE-APPLICATION MEETING WITH DEVELOPER.** A verbal update to be given.