



Councillors Present:

Cllr G Hall (Chair)
Cllr V Gautam
Cllr D Reilly

Cllr P Gillan (Vice Chair)
Cllr N Stratton
Cllr J Webster

Officer Present:

Yvette Allen (Deputy Parish Clerk)

Others Present:

One resident

22/342. It was **RESOLVED** that Cllr Gillan chair the meeting until Cllr Hall arrived.

Cllr Webster arrived at 3.33pm

22/343. It was **RESOLVED** to bring forward agenda item 17 – ‘Defibrillator’ as the resident had attended to brief members about the defibrillator and the options for purchasing a new cabinet.

Following an update, it was **RESOLVED** to purchase a lockable cabinet. The advice was to relocate the defibrillator to the front wall of the chemist. The resident is to carry out further research and will report back to the Parish Office. Tunbridge Wells Borough Council (TWBC) would be contacted to check whether planning permission is needed as this is in the Conservation Area.

The resident was thanked for the update and he left the meeting at 3.45pm.

Cllr Hall arrived at 3.46pm

22/344. **APOLOGIES FOR ABSENCE.** There were none.

22/345. **DECLARATIONS OF INTEREST.** There were none.

22/346. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **14 November 2022** be approved and were signed by the Chair as an accurate record. The report from the consultation meeting held on **12 December 2022** was noted.

22/347. **RECOMMENDATIONS MADE AT CONSULTATION MEETING HELD ON 12 DECEMBER 2022.** The following planning application comments submitted to TWBC were **RATIFIED**.

a. **22/03424/FULL** **6 High Street**

Variations 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; change to clinical unit including changes to collar panel arrangement and fenestration changes).

Support providing the Parish Council's previous comments are transferred to this Variation. Parking is still a serious concern and we refute the suggestion that parking problems are offset by sustainable transport links in Pembury. Previous comments sent in January 2022 were as follows:

1. The likely increase in traffic and parking arising from an increase in staff.
2. The likely increase in traffic and parking arising from customers travelling from a wide area as there are no current appointments available for Pembury residents, only a waiting list. This site is an extension to the practice in Southborough.
3. The proposed development is in a Conservation Area and regard needs to be taken of the requirements listed particularly parking and car journeys.
4. The previous planning application had a requirement that no dogs be allowed out of hours. This issue needs to be addressed as it may be necessary for overnight stays for both animals and staff.
5. The application form is blank in answer to the question about the number of staff likely to be working in the new extension.

b. 22/03439/TPO 68 Herons Way

Trees (T1) – Chestnut – fell to ground level

Strongly object. There does not appear to be any valid reason to fell the tree. The Parish Council would like to refer TWBC planners to the fact that this is behind Nursery Cottage in Stone Court Lane which has recent had a Prior Notification Consultation for a large 8m extension.

c. 22/03427/FULL 31 High Street

Demolition of rear derelict store. Erection of single-storey one-bedroom dwelling.

Strongly object for the same reasons as previously stated in December 2021:

- 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.

In addition, the Parish Council has concerns that compliant wheelchair access is not possible due to the reduced width access from the main High Street.

d. **22/03297/PNEXT** **Nursery Cottage, Stone Court Lane**

Prior notification for a proposed single-storey rear extension which a) extends to 8m beyond the rear wall of the original dwelling; b) has a maximum height of 3.75m from the natural ground level; c) has a height of 2.2m at the eaves from the natural ground level.

The following email was sent to the Case Officer:

The Parish Council was made aware of the prior notification consultation by a resident in Herons Way last week which has not allowed much time for councillors to consider the implications but they do have some serious concerns which refer to the details of the description of this bungalow and whether it does come under paragraph G 'permitted development' or not. Can you confirm that it has been assessed as such and how this decision was reached? This bungalow cannot be classified as an agricultural building as it is let out to a private individual and has been for many years. Stone Court Farm has not operated as a farm for more than twenty years.

If the proposal does come under 'permitted development' and a full planning application is not required, the Parish Council would have concerns about loss of light and privacy for neighbouring properties and its overbearing size as this is a very large extension going right up to the rear boundary taking up garden space.

22/348. **CHAIR'S ANNOUNCEMENTS.** The Chair had received an email about the lack of trees in The Coppice.

22/349. **CLERK'S REPORT.** The following report was noted.

- a. Dangerous parking. Parking enforcement officers have visited the areas around the school where dangerous parking was reported. According to officers, driver behaviour has improved. If the problem persists, they are happy to revisit.
- b. Footpath Order. The sealed footpath Order for W217A terminating at Redwings Lane has been received.

22/350. **OPEN SESSION.** No members of the public were present.

22/351. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to TWBC.

a. **22/03103/FULL** **123-125 Hastings Road**

Creation of a dropped kerb for vehicular access to property.

NO OBJECTION.

b. **22/03654/FULL** **Cottleston Farm, Kings Toll Road**

Extension to converted barn.

The Parish Council is not able to comment on this as they are unsure of the detail of Policy H11.

The previous application 22/00936 was considered acceptable by the LPA which agreed that the reuse of the building was in accordance with the National Planning Policy Framework with no harmful impact on the openness, appearance or settings of the Green belt / Area of Outstanding Natural Beauty. The conversion also conformed with criteria of TWBC Planning Policy H13 including 'the building was capable of conversion without extensive alteration or rebuilding and / or extension'. It requires to be considered whether the current request under application 22/03654 for a 49% addition to floor area (footprint increase from 128 square metres to 194 square metres) contravenes these criteria. The Design & Access Statement describes the request as a 'modest' extension which mirrors the style of the conversion, is subservient to the main converted residential barn and meets the requirements of Policy H11. According to the agent Policy H11 allows for an incremental extension volume of up to 50%. It also needs pointing out that this land has not been in agricultural use for many years.

c. **22/03614/FULL** **57 Woodhill Park**

Replacement of garage with two-storey side extension

SUPPORT

22/352. **TREES IN A CONSERVATION AREA APPLICATION.**

a. **22/03672/TCA** **The Vicarage, Hastings Road**

Tree in Conservation Area Notification – NORWAY SPRUCE (T1) – Fell due to tree in poor condition.

The Parish Council has not been asked to comment on this application but members are very concerned about any trees being felled. Please can arrangements be made for a copy of the tree inspection report to be forwarded. Considering that this is in a Conservation Area, the Parish Council would like to have been consulted.

22/353. **LATE PLANNING APPLICATIONS.** There were none.

22/354. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

a. **22/03132/FULL** **22 The Coppice**

Erection of two-storey front and side extension; erection of new porch; alterations to fenestration. GRANTED

b. **22/02947/FULL** **Amberleaze, 2 Lower Green Road**

Addition of new access drive with two parking spaces. WITHDRAWN

22/355. **LATE PLANNING DECISIONS.** There were none.

22/356. **PLANNING CHECKLIST.** This would be discussed with the Head of Planning at the next Planning & Highways Committee meeting and his advice sought on various points.

22/357. **A21 ISSUES.**

a. Updates. No further update had been received from National Highways.

b. Kippings Cross roundabout changes. No public consultation had taken place about the proposal to reduce the B2160 down to one lane at Kippings Cross roundabout which was concerning.

The Head of Planning is to be asked what TWBC is proposing regarding traffic plans for which Section 106 monies have been received following several large housing developments in the vicinity.

- 22/358. **HIGHWAYS IMPROVEMENT PLAN (HIP).** Further work is to be carried out on the HIP and it would be reviewed at a future meeting.
- 22/359. It was **RESOLVED** to bring forward the item – ‘Meeting with PE2 developer’.
- 22/360. Pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960, it was **RESOLVED** to exclude the public and press from the meeting for the next item of business at 4.53pm on the grounds that it would involve the likely disclosure of exempt information.
- 22/361. **MEETING WITH PE2 DEVELOPER.** A verbal report was given.
The meeting was re-opened to the press and public at 5.06pm.
- 22/362. **MEETING WITH HEAD OF PLANNING FROM TWBC.** The Head of Planning is due to attend the February meeting and a series of questions was prepared.
- 22/363. **BUS SHELTER SEATING.** A request to find out the material of the benches was made. If this was satisfactory, it was **RESOLVED** to go ahead with the purchase of 6 x 2m benches at a total cost of £5,011.
- 22/364. **TIMING OF FUTURE MEETINGS.** No changes were necessary and meetings would continue on Monday afternoons at 3.30pm.
- 22/365. **RISKS.** There were none.
- 22/366. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 22/367. **FUTURE MEETINGS – 20 February 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.19pm.

Signed: _____ Date: _____
Chair