

To all Members of the Planning & Highways Committee

Cllrs Gautam, Gillan, Hall, Harris, Reilly, Stratton 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 **20 March 2023** at 3.30pm.

HMunro

Helen Munro

Parish Clerk

Date of Issue: 14 March 2023

Members of the Public and Press are welcome to attend

A G E N D A

1. **WELCOME.**
2. **APOLOGIES FOR ABSENCE.** To receive and note apologies for absence.
3. **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.

4. **MINUTES.** To receive and approve the minutes of the meeting held on 20 February 2023 and the Extraordinary meeting held on 28 February 2023.
5. **CHAIRMAN'S ANNOUNCEMENTS.** To receive announcements.
6. **CLERK'S REPORT.** To receive report and update on previous actions.
7. **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.*
8. **PLANNING APPLICATIONS.** To consider a response to the following:
 - a. **23/00325/FULL** **Dell Cottage, 28a Hastings Road**
Removal of 21m length of hedge and erection of close board fence with new hedgerow planting.
 - b. **23/00301/FULL** **Buildings adjacent to Spring Grove Farm, Redwings Lane**
Change of use of land to form amended residential driveway route to serve existing dwelling at Spring Grove Barn and associated alterations to landscaping

proposals relating to the conversion of agricultural building approved under 22/02531/FULL and 22/202718/FULL.

- c. **23/00403/TPO** **57 Herons Way**
Trees: Cedar (T1) Removal of main eastern leader stem down to the union, crown reduction.
 - d. **23/00347/FULL** **Amhurst Hill Farm, Amhurst Bank Road**
Variation of Condition 2 of planning permission 22/02419/FULL (creation of residential dwelling through conversion of former threshing barn; associated vehicular access; hard and soft landscaping; alterations to domestic curtilage; creation of swimming pool and detached garage; alterations to swimming pool position; hard landscaping layout and basement position; additional 3 no. rooflights to rear of garage roof; alterations to fenestration; additional external doors.
 - e. **23/00478/FULL** **Great Bayhall Barn, Chalket Lane**
Restoration of barn to garage and workshop; erection of glass link to main dwelling.
 - f. **23/00538/FULL** **Great Bayhall Barn, Chalket Lane**
Variation of Conditions of 2, 4 and 5 of Planning Permission 19/03602/FULL - internal alterations, alterations to fenestration, alterations to driveway and landscaping.
 - g. **23/00519/FULL** **Fairthorne House, Half Moon Lane**
Alteration and conversion of stables to create self-contained living accommodation ancillary to residential use of Fairthorne House.
9. **OTHER APPLICATIONS.** To consider any other applications – for example Lawful Development and Trees in a Conservation Area applications.
- a. **23/00487/SUB** **Maidstone & Tunbridge Wells Hospital**
Submission of Details in relation to Condition 3.1 - (risk assessment details); Condition 3.2 - (remediation method statement details of 21/00797/FULL.
 - b. **23/00561/SUB** **Romford Farm, Romford Road**
Submission of details in relation to Conditions 3 – (External materials); 5 – (Archaeology Watching Brief); 6 – (Archaeology Watching Brief) of 22/01574/FULL.
 - c. **23/00629/FULL** **Romford Farm, Romford Road**
Submission of details in relation to Condition 3 (External materials) of 22/01575/LBC.
10. **LATE PLANNING APPLICATIONS.** To consider any applications received after the agenda was set and prior to the meeting.
11. **OTHER LATE APPLICATIONS.** To consider any other applications - for example Lawful Development applications received after the agenda was set and prior to the meeting.
12. **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.

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| a. | 22/03614/FULL | 57 Woodhill Park | Replacement of garage with two storey side extension. | GRANTED |
| b. | 22/03654/FULL | Cottleston Farm, Kings Toll Road | Extension to converted barn. | GRANTED |
| c. | 22/03424/FULL | 6 High Street | Variation of Condition 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). | GRANTED |
| d. | 23/00105/TPO | 11 The Gill | TREES: SCOTS PINE (T001) - Reduce lateral growth: North from 6m to 4.5m, South from 7m to 4.5m, East from 7m to 4.5m, West from 5m to 4.5m. | GRANTED |
| e. | 22/01411/FULL | Past Heap Farm, Hastings Road | Change of use to land from agricultural/grazing to use as dog kennels. | GRANTED |
| f. | 23/03103/FULL | 123- 125 Hastings Road | Creation of dropped kerb for vehicle access to property. | GRANTED |
| g. | 23/00081/FULL | 149 Hastings Road | Erection of two-storey side extension. | GRANTED |
13. **LATE PLANNING DECISIONS.** To receive decision notices received after the agenda was set and prior to the Committee meeting.
14. **UPDATE ON ENFORCEMENT ISSUES.** To receive any updates.
15. **A21 ISSUES.** To receive any updates.
16. **HIGHWAYS IMPROVEMENT PLAN. (HIP)**
- a. To note the meeting with Community engagement officer which is taking place on 5 April 2023 at 2pm.
 - b. To consider request from the Climate Change & Environmental Action Working Group to add the following items to the HIP.
 - Reduce speed from 50mph to 30mph in Maidstone Road after Downingbury Farm leading to the A228
 - '20's Plenty' throughout the whole village. Do the Committee support this?
 - Signage and lighting for twittens using Section 106 money.

17. **TEMPORARY FOOTPATH CLOSURE.** To note the temporary closure of Public Footpath WT224 between Public Footpath WT226 and Public Footpath WT222 from the 13 March 2023 made by Order of Road Traffic Regulation Act 1984, Section 14(1), as amended by the Road Traffic (Temporary Restrictions) Act 1991 for up to six months for planned works nearby.
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 – **17 April 2023** – 3.30pm. Parish meeting room.