



**Councillors Present:**

Cllr G Hall (Chair)  
Cllr S Harris  
Cllr D Reilly

Cllr P Gillan (Vice Chair)  
Cllr N Stratton

**Apologies:**

Cllr V Gautam

Cllr J Webster

**Officer Present:**

Yvette Allen (Deputy Clerk)

**Others Present:**

One resident

- 22/470. **WELCOME.** Everyone was welcomed to the meeting.
- 22/471. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllrs Gautam and Webster. The apologies and reasons were accepted.
- 22/472. **DECLARATIONS OF INTEREST.** There were none.
- 22/473. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **20 February 2023** and the minutes of the Extraordinary meeting held on **28 February 2023** be approved and were signed by the Chair as an accurate record.
- 22/474. **CHAIRMAN'S ANNOUNCEMENTS.** A resident from Sycamore Cottages on the High Street had complained about parking and noise. This was being followed up.
- 22/475. **CLERK'S REPORT.** The following report was noted:
- a. Bus shelter seating. Work on the forms for the KCC licence is underway.
  - b. Speeding. A response from Kent Highway Services regarding a link to live traffic data is awaited.  
  
An exact location in Henwood Green Road for an Automatic Traffic Counter survey needs to be agreed. Cllr Hall to investigate.
  - c. Parking Enforcement. Enforcement Officers have patrolled the area around the school at drop off/pick up times and an improvement in driver behaviour has been noted.

- d. Cycling on pavements. Complaints are regularly received about this.

22/476. **OPEN SESSION.** It was **RESOLVED** to adjourn the meeting at 3.38pm. The resident did not wish to speak and the meeting reconvened at 3.39pm.

22/477. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC).

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.

SUPPORT but would like to see a time-frame set for the re-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 22/03718/FULL.

SUPPORT subject to 1. The biodiversity plan as submitted as Condition 5 of application 22/02718 to be signed off by the LPA and implemented and 2. A comprehensive landscape scheme that follows the principles of the Council's Landscape Character Guidance - to include satisfactory protection of existing trees - to be approved and implemented.

c. **23/00403/TPO** **57 Herons Way**

Trees: Cedar (T1) Removal of main eastern leader stem down to the union, crown reduction.

SUPPORT

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.

NO OBJECTION provided that the Conservation Officer's observations are complied with, i.e. that the first floor door in the gable is replaced with a full length window rather than a small window.

e. **23/00478/FULL** **Great Bayhall Barn, Chalket Lane**

Restoration of barn to garage and workshop; erection of glass link to main dwelling.

NO OBJECTION but suggest that conditions are added to protect any wildlife in the area; this has been mentioned in previous reports.

f. **23/00538/FULL** **Great Bayhall Barn, Chalket Lane**

Variation of Conditions 2, 4 and 5 of planning permission 19/03602/FULL – internal alterations; alterations to fenestration; alterations to driveway and landscaping.

NO OBJECTION

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.

SUPPORT

22/478. **OTHER APPLICATIONS.** The following were noted:

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 22/01575/LBC.

c. **23/00629/FULL** **Romford Farm, Romford Road**

Submission of details in relation to Condition 3 (External materials) of 22/01575/LBC.

22/479. **LATE PLANNING APPLICATIONS.** There were none.

22/480. **OTHER LATE APPLICATIONS.**

a. **23/00627/AGRIC** **Land located at Redwings Lane**

Prior notification of agricultural/forestry development.  
Erection of 4 no. polytunnels and 1 no. barn.

22/481. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

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 GRANTED  
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).

d. **23/00105/TPO** **11 The Gill**

TREES: SCOTS PINE (T001) – reduce lateral growth; GRANTED  
north from 6m to 4.5m, south from 7m to 4.5m, east from 7m to 4.5m, west from 5m to 4.5m.

e. **22/01411/FULL** **Past Heap Farm, Hastings Road**

Change of use to land from agricultural/grazing to use GRANTED  
as dog kennels.

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

22/482. **LATE PLANNING DECISIONS.** The following was noted:

a. **23/00123/FULL** **12 Gimble Way**

Variation of Condition 3 of planning permission GRANTED  
21/00722 (removal of garage; proposed single-storey  
front and two-storey side extension) – alteration of  
external materials and new upper floor window in side  
elevation of extension.

22/483. **UPDATE ON ENFORCEMENT ISSUES.** As no update had been received, an email would be sent to chase this up.

22/484. **A21 ISSUES.** Minutes from the meeting chaired by the TWBC Head of Planning in January had still not been received. An email would be sent to chase these up.

It was **RECOMMENDED** that the following item goes on each Full Council agenda 'Update on Local Plan with specific reference to housing developments'.

22/485. **HIGHWAYS IMPROVEMENT PLAN (HIP).**

- a. The meeting with the Community Engagement Office to discuss the HIP on 5 April 2023 was noted.
- b. A request to add the following items to the HIP was considered:
  - It was agreed to add 'Reduce speed from 50mph to 30mph in Maidstone Road after Downingbury Farm leading to the A228'
  - '20's Plenty' throughout the whole village was supported but it was agreed not to add this to the HIP. It was felt that improved traffic calming measures would be preferable.
  - It was agreed not to add signage and lighting for twittens using Sec 106 money to the HIP. It would be added to a list of projects.

22/486. **TEMPORARY FOOTPATH CLOSURE.** The temporary closure of Public Footpath WT 224 between WT 226 and WT 222 was noted. This is from 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.

22/487. **RISKS.** There were none.

22/488. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

22/489. **FUTURE MEETINGS – 17 April 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 4.50pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair