



Councillors Present:

Cllr P Gillan (Chair)
Cllr G Hall
Cllr V Gautam
Cllr S Harris

Cllr D Reilly
Cllr N Stratton
Cllr J Webster

Officer Present:

Yvette Allen (Deputy Clerk)

Others Present:

One resident

- 22/507. It was **RESOLVED** that Cllr Gillan chair the meeting as the Chair was due to arrive later.
- 22/508. **WELCOME.** Everyone was welcomed to the meeting.
- 22/509. **APOLOGIES FOR ABSENCE.** There were none.
- Cllr Gautam arrived at 3.33pm.*
- 22/510. **DECLARATIONS OF INTEREST.** Cllr Reilly declared a personal interest in planning application 23/00791/TCA – Trees at St. Anselm Catholic Church as he is a member of the church.
- 22/511. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **20 March 2023** be approved and were signed by the Chair as an accurate record.
- 22/512. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.
- 22/513. **CLERK'S REPORT.** The following report was noted:
- a. Bus shelter seating. The forms have been completed and sent off.
 - b. Speeding.
 - A response from Kent Highway Services regarding a link to live traffic data is awaited.
 - An exact location for an Automatic Traffic Counters survey in Henwood Green Road is to be discussed at the Highways Improvement Plan meeting on 20 April 2023.
 - c. Parking Enforcement. A request for enforcement officers to visit various points along the High Street has been made after complaints were received.

Cllr Hall arrived at 3.40pm.

- d. Parking around the Village Green. The issue of a lack of parking around the Village Green had been raised by a resident.

This could be addressed if the proposed development PE1 in the Local Plan went ahead. No further action at this stage.

- e. Annual Parish Meeting – 11 May 2023. Ideas for posters for the Annual Parish Meeting were requested.

22/514. **OPEN SESSION.** No-one wished to speak.

22/515. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC).

- a. **23/00668/TPO** **20 Ridgeway**

Trees: (T1) Birch – Reduce in height.

Pembury Parish Council is unable to support as no tree surgeon's report or proper assessment has been given.

- b. **23/00698/FULL** **7 Stanam Road**

Demolition of existing garage; widening of existing dropped kerb and drive; erection of porch canopy to side entrance; alteration to front porch; two-storey rear extension – fenestration.

NO OBJECTION

- c. **23/00769/FULL** **18 The Meadow**

Erection of single-storey side extension.

NO OBJECTION

22/516. **OTHER APPLICATIONS.** The following were noted and it was **RESOLVED** to return the following comments:

- a. **23/00649/LAWPRO** **Nursery Cottage, Stone Court Lane**

Erection of a single-storey side extension; porch; dormer window; hip to gable extension; fenestration alterations.

Pembury Parish Council is aware that comments have not been invited on this application but it fails to understand why this is a Lawful Development Certificate (proposed) and a full planning application has not been submitted.

There are serious concerns that proposed building work is to take place very close to trees which have TPOs and measures must be put in place to protect them.

There are also concerns that parking will be compromised as no parking area or turning circle has been presented in this application.

b. **23/00791/TCA** **St. Anselms Catholic Church, Lower Green Road**

Tree in Conservation Area Notification – CONIFER HEDGE x 2 – Fell.

Pembury Parish Council is aware that comments have not been invited but it has the following concern:

There are no plans to replant and the Parish Council feels very strongly that trees/hedges should be preserved for biodiversity unless diseased or a danger.

For future reference, Pembury has a dedicated tree/pond warden.

22/517. **LATE PLANNING APPLICATIONS.** There were none.

22/518. **OTHER LATE APPLICATIONS.** The following applications were noted and it was **RESOLVED** to return the following comment on 23/00814/SUB and 23/00895/PNEXT:

a. **23/00771/NMAMD** **43 The Gill**

Non-Material Amendment in relation to 22/02424/FULL - (Extending rear wall of living room, reducing depth of shower room)

b. **23/00814/SUB** **Sturgeons, 32-34 Henwood Green Road**

Submission of Details in Relation to Condition 9 (Sustainable drainage scheme), and 10 (Verification Report) of 17/00756/FULL.

Pembury Parish Council would like to ask if the 'Conditions' reports comply with the planning conditions?

c. **23/00895/PNEXT** **32 Greenleas**

Prior notification for a proposed single storey rear extension which: A) Extends by 6.00 metres beyond the rear wall of the original dwelling; B) Has a maximum height of 3.00 metres from the natural ground level; C) Has a height of 2.50 metres at the eaves from the natural ground level.

Pembury Parish Council is aware that comments have not been invited but it feels that, due to the size of this proposal, a full planning application should be submitted.

d. **23/00904/TCA** **Pembury House, Lower Green Road**

Tree in Conservation Area Notification - YEW (T2) - Crown reduce protruding branches on the garden side of the crown, reducing by 1-2m to tidy the face of the tree; LEYLANDII (T3) - Reduce height by approximately 3-4m to match Portugal laurel.

22/519. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

a. **22/00247/FULL** **16 Ridgeway**

Single-storey rear extension. GRANTED

b. **22/00347/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. GRANTED

c. **22/00312/FULL** **8 Maidstone Road**

Proposed loft conversion with hip to gable roof extensions; installation of 2 no. rooflight windows to front elevation and 3 no. rooflight windows to rear elevation. GRANTED

d. **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, biodiversity enhancement and lighting proposals relating to the conversion of agricultural buildings approved under 22/02531/FULL and 22/02718/FULL. GRANTED

- 22/520. **LATE PLANNING DECISIONS.** The following were noted:
- a. **23/00403/TPO** **57 Herons Way**
Trees: Cedar (T1) – Removal of main eastern leader stem down to the union; crown reduction. GRANTED
 - b. **23/00325/FULL** **Dell Cottage, 28a Hastings Road**
Removal of 21m length of hedge and erection of close-board fence with new hedgerow planting. GRANTED
 - c. **23/00132/FULL** **2 Horse Pasture Cottages**
Erection of single-storey side extension; addition of porch; alterations to existing fenestration. GRANTED
- 22/521. **UPDATE ON ENFORCEMENT ISSUES.** This issue had recently been chased with TWBC and a response is awaited.
- 22/522. **A21 ISSUES.** The following were noted:
- a. A21 Safety Package meeting held on 12 April 2023. An update was given. The Parish Council noted that it is very unlikely that the A21 will be dualled from Kippings Cross to Lamberhurst without Government financial support.
 - b. Serious collision on the A21 on 5 April 2023. There had been a serious accident on the A21 just past the slip road at Bo-Peep corner causing huge delays.
- 22/523. **HIGHWAYS IMPROVEMENT PLAN (HIP).** The meeting which is taking place on Thursday 20 April 2023 was noted.
- 22/524. **CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) – INVITATION TO PROVIDE COMMENTS ON THE PRE-SUBMISSION CONSULTATION (REGULATION 14).** This was noted and no action is to be taken.
- 22/525. **RISKS.** There were none.
- 22/526. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 22/527. **FUTURE MEETINGS – 22 May 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.05pm.

Signed: _____ Date: _____

Initialled

Chair