

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **22 May 2023** at 3.30pm.



**Councillors Present:**

Cllr P Gillan (Chair)  
Cllr M Barrett

Cllr D Reilly  
Cllr J Webster

**Apologies:**

Cllr V Gautam

Cllr G Hall

**Officer Present:**

Yvette Allen (Deputy Clerk)

- 23/035. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllrs Gautam and Hall. The apologies and reasons were accepted.
- 23/036. **DECLARATIONS OF INTEREST.** There were none.
- 23/037. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **17 April 2023** be approved and were signed by the Chair as an accurate record.
- 23/038. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.
- 23/039. **CLERK'S REPORT.** The following report was noted:
- a. Bus shelter seating. Permission has now been granted and licences received. Installation quotes are being finalised.
  - b. Speeding.
    - An exact location for an Automatic Traffic Counters survey in Henwood Green Road was identified with the Community Engagement Officer at Kent County Council (KCC). The survey should be carried out shortly.
    - Banners and bin stickers are awaited from KCC.
- 23/040. **OPEN SESSION.** There was no-one present.
- 23/041. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC).
- a. **23/00696/FULL** **Amhurst Hill Farm, Amhurst Bank Road**

Replacement of single-glazed windows with timber double glazed windows; 2 no. new windows in real elevation; internal first floor to create 2 no. ensuite bathrooms; insertion of additional staircase and conversion of attic space into ensuite bedroom; removal of brick fire surround & fireplace.

NO OBJECTION

- b. **23/00697/LBC** **Amhurst Hill Farm, Amhurst Bank Road**

Replacement of single-glazed windows with timber double glazed windows; 2 no. new windows in real elevation; internal first floor to create 2 no. ensuite bathrooms; insertion of additional staircase and conversion of attic space into ensuite bedroom; removal of brick fire surround & fireplace.

NO OBJECTION

- c. **23/00931/FULL** **9 Heskett Park**

Erection of first floor extension and loft conversion to existing dwelling.

SUPPORT

- d. **23/00797/FULL** **2 Stone Court Lane**

Demolition of existing side and rear extension; erection of two-storey side and rear extension; erection of first storey front extension; erection of porch.

The Parish Council noted that the previous application for a single-storey extension was granted.

It would SUPPORT a two-storey extension provided that it does not impact the residential and visual amenity.

- e. **23/01089/FULL** **Owlsnest, Tonbridge Road**

Variation of Conditions 2, 3, 4, 6, 9, 12, 16, 20, 26, 28, 29, 30 and 31 of planning permission 19/01600/FULL – Amendments to approved plans for internal and external alterations and changes to the roof level, site layout and landscaping.

It was agreed that more time was needed to discuss this. It was **RESOLVED** to delegate the final response to the Clerk in consultation with committee members as the comments return date is 1 June.

23/042. **OTHER APPLICATIONS.** The following were noted:

- a. **23/00997/LAWPRO** **23 Gimble Way**

Lawful Development Certificate (proposed) – Proposed rear pitched roof with concrete tiles to replace existing flat roof.

- b. **23/01172/NMAMD** **Building adjacent to Spring Grove Farm, Redwings Lane**

Non-Material Amendment in relation to 22/02718/FULL – minor fenestration and layout changes and the addition of wood burning stove flues.

c. **23/01143/PNR** **Barn & Former Dairy Buildings, Kippings Cross Farm, Hastings Road**

Change of use of an agricultural building to a flexible use falling with Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E).

It was **RESOLVED** to ask Brenchley & Matfield Parish Council if Pembury Parish Council could jointly sign their objections.

23/043. **LATE PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to TWBC:

a. **23/00653/FULL** **Sunhill Place, High Street**

Variation of Conditions 2 & 3 of 21/04232 – additional windows and alteration to fenestration to rear (north) and side (east) elevations.

NO OBJECTION

b. **23/01107/FULL** **31 High Street**

Demolition of rear derelict store; erection of 1 x single-storey 2-bed dwelling; alterations to fenestration to the main building.

Pembury Parish Council **STRONGLY OBJECTS** to the above-referenced application for the same reasons given for previous applications on this site:

- Proposal is out of proportion and out of keeping with other dwellings in the area;
- 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.

c. **23/01208/TPO** **45 Church Road**

Trees: HORSE CHESTNUT (T1) - Reduce crown by 25%, reshape and lift crown by 3m (secondary growth); SILVER BIRCH (T2) - Reduce crown by 20%.

It was agreed that insufficient information had been provided. Therefore, it was **RESOLVED** to delegate the final response to the Clerk in consultation with committee members as the comments return date is 12 June.

23/044. **OTHER LATE APPLICATIONS.** There were none.

23/045. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

a. **23/00538/FULL** **Great Bayhall Farm, 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. GRANTED

b. **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. GRANTED

c. **23/00668/TPO** **20 Ridgeway**

Trees: Birch (T1) – Reduction in height REFUSED

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

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

23/046. **LATE PLANNING DECISIONS.** The following were noted:

a. **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; 2-storey rear extension; fenestration. GRANTED

- 23/047. **UPDATE ON ENFORCEMENT ISSUES.** There were no updates.
- 23/048. **A21 ISSUES.** A short report was noted.
- 23/049. **HIGHWAYS IMPROVEMENT PLAN (HIP) MEETING.** A short report of the meeting held with a Community Engagement Officer from Kent Highway Services (KHS) was noted.
- 23/050. **KENT COUNTY COUNCIL (KCC) SOFT LANDSCAPING.** Information from KCC was noted.
- 23/051. **LITTER ON HIGHWAYS.** It was **RESOLVED** that no action be taken at this time.
- 23/052. **RISKS.** There were none.
- 23/053. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 23/054. **FUTURE MEETINGS – 19 June 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 4.40pm.

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