

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **19 June 2023** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)

Cllr D Reilly

Cllr M Barrett

Cllr J Webster

Not in attendance

Cllr V Gautam

Cllr P Gillan

Officer Present:

Yvette Allen (Deputy Clerk)

23/074. **APOLOGIES FOR ABSENCE.** Cllrs Gautam and Gillan were not in attendance.

23/075. **DECLARATIONS OF INTEREST.** There were none.

23/076. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **22 May 2023** be approved and were signed by the Chair as an accurate record.

23/077. **CHAIRMAN'S ANNOUNCEMENTS.**

- A letter had been received from TWBC asking whether the Parish Council had received any updates from the developers of the PE1, 2 and 3 sites. There had been no update.
- Thanks go to Cllr Stratton for his hard work during the time he was a member of the Planning & Highways Committee.

23/078. **CLERK'S REPORT.** The following report was noted:

- a. Bus shelter seating. These are to be ordered by the end of June.
- 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.
 - The 30mph toolkit has been received from KCC.
- c. Romford Road. Greg Clark paid a visit to a resident of Romford Road and was shown the impact of the rat-running on the verges. He promised to raise this with KCC.

23/079. **OPEN SESSION.** There was no-one present.

23/080. **23/01107/FULL – 31 High Street.** As there were insufficient material planning grounds to object on the difference between the original approved application and the amended application, It was **RESOLVED** not to go ahead with the 'call in' of this application and Cllr Hayward would be contacted. The Pembury Society would be informed of this decision.

An email is to be sent to the Head of Planning listing the Parish Council's serious concerns if this application is approved.

23/081. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC).

a. **23/01241/FULL** **Land at Redwings Lane**

Change of use of land from agricultural to equestrian; erection of 2-bay stable block with store.

STRONGLY OBJECT. This land is currently open fields for agricultural use which lie in the High Weald AONB. The proposed buildings would clearly be detrimental to the protected status of this area. The Parish Council fully supports the Environment Agency's and South East Water's comments who both state that a change of use is likely to have severe detrimental effects on local groundwater and potential problems for drinking water due to equine waste.

b. **23/00820/FULL** **Friars Hatch, Romford Road**

Single-storey garden room extension.

NO OBJECTION

c. **23/01246/FULL** **Land at Redwings Lane**

Change of use of land from agricultural to equestrian and erection of 3 no. stable block with store.

STRONGLY OBJECT. This land is currently open fields for agricultural use which lie in the High Weald AONB. The Parish Council fully supports the Environment Agency and South East Water's comments who both state that a change of use is likely to have severe detrimental effects on local groundwater and potential problems for drinking water due to equine waste.

d. **23/01267/FULL** **Howfield Farm, Chalket Lane**

Alterations and change of use of agricultural barn to a single dwelling house with new parking, cycle and refuse areas.

NO OBJECTION

e. **23/01335/TPO**

3 Polley Close

TREES: WELLINGTONIA – reduce branches overhanging property by approx. 6ft.

OBJECT on the grounds that there is no confirmation from the owner of the tree that they have been consulted. If the application is approved, the work must be carried out by a professional tree surgeon in conjunction with the tree officer at TWBC and a future management programme must be put in place.

f. **23/00646/FULL**

Sunhill Place, High Street

Erection of external boundary wall.

STRONGLY OBJECT on the grounds that it is in Conservation Area and it would involve the removal of a number of trees. A wall would be inappropriate for the area.

g. **23/01357/TPO**

Owlsnest Wood, Tonbridge Road

TREES: SWEET CHESTNUT (T16) – reduce crown by 3m in height and 2m in spread. Target prune back to live growth points; SYCAMORE (T43) – pollard leaving 30cm stubs above pollard points. Management will remove dead and hung up branches; SWEET CHESTNUT (T102) – reduce in height and spread by up to 2m back to suitable target pruning points; SWEET CHESTNUT (T155) – fell to ground level; SWEET CHESTNUT (156) – coppice two stems to north leaving 50cm stubs; GOAT WILLOW (T157) – fell to ground level; SWEET CHESTNUT (G170) – coppice leaving 50cm high stubs above stool; GOAT WILLOW (174) – fell to ground level.

The Parish Council would like to reiterate the concerns from the previous application 23/01089/FULL:

- There are concerns as to whether the quantity of tree loss is still at a level that can be tolerated and whether the application continues to be acceptable from a landscape and biodiversity point of view. The Parish Council has particular concerns about the loss of category A and B trees in the AONB which provide wildlife habitat and visual amenity in the landscape. While we are pleased to see a considerable tree and shrub planting programme, we would like consideration given to an increased number of English Oak, Beech and Scots Pine rather than Goat Willow.

- The Tree Officer will need to confirm that the tree removals are still in the interests of good arboriculture practice and that the desirability of the proposed development outweighs the amenity value of the protected / unprotected trees. Also, whether the formal management of the woodland and proposed mitigation will still bring the net gains for biodiversity and therefore environmental benefits detailed in 19/01600.

h. **23/01296/FULL** **Chalket Farm, Chalket Lane**

1.5 storey front extension and single-storey rear extension with balcony and dormers to rear elevation; detached garage and workshop building; retainer walls.

WITHDRAWN

23/082. **OTHER APPLICATIONS.** The following were noted:

a. **23/01332/NMAMD** **Spring Grove Farm, Redwings Lane**

Non-material amendment in relation to 22/02531-FULL – minor fenestration; cladding and layout changes; retention of existing attached bin store.

b. **23/01337/LAWPRO** **20 Highfield Close**

Lawful Development Certificate (proposed): Demolition of existing rear conservatory structure and replacement with new single-storey extension with flat roof and roof light; new rear dormer window alongside existing dormer window with flat roof to match.

23/083. **LATE PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to TWBC:

a. **23/01554/TPO** **1 Beech Hurst**

TREES: 2 no. ASH (G1) – fell trees; BEECH (T2) 4m canopy reduction; BEECH (T3) – fell tree.

OBJECT as there is insufficient information.

Trees (G1) - ASH should be coppiced rather than felled as any dieback is at the top of the tree.

Trees (T2) and (T3) – more detail is required.

b. **23/01371/FULL** **6 Henwoods Crescent**

First floor extension and rear dormer to existing dwelling.

NO OBJECTION

23/084. **OTHER LATE APPLICATIONS.** The following was noted and it was **RESOLVED** to submit the following comment to TWBC.

a. **23/01560/TCA** **8 Sycamore Cottages, High Street**

Trees: UNKNOWN – complete removal.

OBJECT on the grounds that insufficient information was given. A professional tree surgeon’s assessment is required in particular as there is no indication that the trees are diseased.

23/085. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

a. **23/00769/FULL** **18 The Meadow**

Erection of single-storey side extension GRANTED

b. **23/00931/FULL** **9 Heskett Park**

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

c. **18/0330//FULL** **24 Hastings Road**

Proposed single-storey extension and two-storey front extension HAS NOT BEEN PROCEEDED WITH. NO FURTHER ACTION

d. **23/00696/full** **Amhurst Hill Farm, Amhurst Bank Road**

Replacement of single glazed windows with timber double glazed windows, 2 no. new windows in rear 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 and fireplace. GRANTED

- 23/086. **LATE PLANNING DECISIONS.** The following were noted:
- a. **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. GRANTED
- 23/087. **UPDATE ON ENFORCEMENT ISSUES.** It was noted that enforcement notices have been issued.
- 23/088. **ELECTRIC SCOOTERS ON PAVEMENTS.** Residents must be encouraged to report any illegal activity to the police. Reporting issues to the police is to be publicised on social media and in the next Pembury Village News.
- 23/089. **ISSUES IN THE RECREATION GROUND.** Any issues of anti-social or illegal behaviour must be reported to the police.
- 23/090. **A21 ISSUES.** There was no update.
- 23/091. **30 MPH TOOLKIT.** It was agreed to put the banner on the village green opposite the Chinese takeaway and to re-locate every few weeks. Other locations to include further down Lower Green Road, Hastings Road and Henwood Green Road. Volunteers would be asked to come forward to collect stickers to go on refuse bins.
- 23/092. **MEANS OF COMMUNICATION.** It was **RESOLVED** to continue with the Sharepoint method of communicating planning applications to the Committee but all reports to be sent to the office before being inserted on to the sheet. This is to be reviewed in three months' time.
- 23/093. **RISKS.** There were none.
- 23/094. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 23/095. **FUTURE MEETINGS – 17 July 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 4.55pm.

Signed: _____ Date: _____
Chair