



## To all Members of the Planning & Highways Committee

Cllrs Barrett, Gautam, Hall, Reilly 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 **18 September 2023** at 3.30pm.

#Munro

Helen Munro  
Parish Clerk  
Date of Issue: 12 September 2023

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**Members of the Public and Press are welcome to attend**

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### **A G E N D A**

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1. **APOLOGIES FOR ABSENCE.** To receive and note apologies for absence.
2. **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.*
3. **MINUTES.** To receive and approve the minutes of the meeting held on 19 June 2023.
4. **COMMENTS SUBMITTED TO TWBC.** To ratify comments submitted to TWBC after the informal meeting held on 17 July 2023 and during the summer recess.
  - a. **23/01497/FULL                      33 Elmhurst Avenue**  
Two-storey rear extension; front porch extension.  
No objection
  - b. **23/01581/TPO                      2 Maidstone Road**  
Trees: WELLINGTONIA (T1) – removal of dead branches and lift crown to 2.4m.  
There are insufficient details, no tree surgeon's report and no indication as to who is to carry out the proposed work. The Parish Council is therefore unable to recommend until these have been considered.
  - c. **23/01574/FULL                      16 Highfield Close**  
Second storey side and two storey rear extension; fenestration and new rear dormer.  
No objection
  - d. **23/01665/FULL                      7 The Paddock**

Proposed rear and side extension.

No objection

e. **23/01628/LBC** **Myrtle Cottage, 2 Romford Road**

Listed Building Consent – Installation of new woodburner and external steel cowl.

No objection but one condition – to ensure that the stove emits 3g of smoke per hour as per new 2023 regulations.

f. **23/01770/FULL** **Chalket Farm, Chalket Lane**

Conversion of barn; addition of front and rear extensions; addition of balcony and dormers; erection of detached garage; alterations to retaining walls (amends to 19/02737/FULL).

No objection

g. **23/01618/FULL** **Hoppers Huts, Amhurst Hill Farm**

Conversion of disused hopper huts to a single residential dwelling with single-storey rear end; associated landscaping and creation of residential curtilage.

No objection

h. **23/01668/FULL** **Plots 9 & 11, Land off Redwings Lane**

Change of use of land for private equestrian activities and siting of a lodge for office and site management activities.

Strongly object. This land is currently open fields for agricultural use which lie in the High Weald AONB. There are no details of what will happen to the waste water – no provision for this other than the main sewer. A report by the Water company is required (as there was in a previous application in the same area). A change of use is likely to have severe detrimental effects on local groundwater and potential problems for drinking water due to equine waste.

i. **23/02170/FULL** **36 Henwood Green Road**

Demolition of existing buildings and erection of a detached dwelling house and attached car port, and shared access with retained existing dwelling with revised car parking.

STRONGLY OBJECT for the following reasons:

1. In response to previous planning application number 21/04136/FULL concerning the emergency access provisions for the proposed development site, the Kent Fire and Rescue Service made the following observations: " It appears from the proposed site plan drawing number 0100 P1 that the existing entrance gate is narrow and would not give suitable access for a fire appliance to the proposed development.... This access point would need to be established under the Building Regulations 2010 to provide suitable access for a fire appliance in the event of an emergency." The current application does not advise whether the entrance gate will be widened to provide suitable access as specified.

2. Following a site visit it was noted that cars parked outside the entrance gate could narrow the minimum road width needed for an emergency service vehicle to turn into the proposed development site.
3. This development will provide garage and parking facilities for additional vehicles. As a result, sight lines will need to be assessed for the increased vehicle traffic entering and leaving the site.
4. Pembury Parish Council still consider the proposed large 5-bedroom house and double garage as over-development of the site which backs on to an Area of Outstanding Natural Beauty.
5. The design indicates a very dark material covering the majority of the property which does not match the local building materials. It will be visible by neighbouring properties and is out of place visually.
6. There is no mention of the energy source and there appears to be no attempt to reach net zero emissions.
7. Solutions for dealing with surface water/drainage run off need to be identified.
8. The plans indicate parking for 8 cars. We request permeable materials are used to facilitate surface drainage.
9. Adjacent buildings are all of heritage interest (Baileys Farm Cottages and Farm House including the Oast on site). This development will cause harm to these heritage assets.
10. A large part of the current garden will be concreted over leaving the main house with a much smaller garden for future residents

j. **23/01962/FULL** **Land South of Redwings Lane**

Construction of agricultural barn.

Pembury Parish Council would like to object to the application as there is insufficient information provided by the applicant. There is no application form with details of the application which makes it difficult to make a complete assessment. There are no details of water, drainage or sewerage which would be required as the application states it will be used by staff. There is reference to polytunnels but no details given.

There is also reference to the Chilterns AONB in the letter which needs to be corrected.

The principal ownership of the land needs to be confirmed. We note that the LPA have written to the agents requesting confirmation of this.

We also note that the Environment Agency have also asked for more information before they can comment.

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. **23/01849/FULL** **55 Highfield**

Demolition of the existing conservatory and erection of a single storey rear extension.

b. **23/01688/FULL** **29 Romford Road**

Demolition of existing bungalow, replacement dwelling and associated landscaping.

c. **23/02212/FULL** **41 Batchelors**

Temporary change of use of part of outbuilding to class E(g) (camera repair business) and regularisation of new window & door.

d. **23/01901/FULL** **72 Lower Green Road**

Replace all existing wooden windows with PVC windows

e. **23/02170/FULL** **36 Henwood Green Road**

Demolition of existing buildings and erection of a detached dwelling house and attached car port, and shared access with retained existing dwelling with revised car parking.

f. **23/02181/LBC** **2 Hawkwell Cottages, Maidstone Road**

Listed Building Consent – Paint ceiling and wall beams.

g. **23/02126/FULL** **10 Belfield Road**

Demolition of existing rear extension and construction of new single storey pitched roof rear extension with velux rooflight.

h. **23/02365/FULL** **26 Westway**

Replace existing roof covering; remove existing tile hanging and replace with cement based wood effect planking.

i. **23/02333/LBC** **Myrtle Cottage, 2 Romford Road**

Replacement of modern triangular brace on kitchen ceiling with full width beam to strengthen ceiling and bedroom floor above.

j. **23/02397/FULL** **Land South of Redwings Lane**

Change of use of land from agricultural to equine and erection of 2-stable block.

k. **23/02396/FULL** **Land South of Redwings Lane**

Change of use of land from agricultural to equine and erection of 3-stable block.

**l. 23/02302/FULL The Ranch UK, Redwings Lane**

Change of use of land from equestrian buildings to provide a gypsy traveller pitch (Retrospective)

**m. 23/02303/FULL The Ranch UK, Redwings Lane**

Change of use of land from equestrian buildings to provide a gypsy traveller pitch (Retrospective)

**n. 23/02320/FULL Spring Grove Farm, Redwings Lane**

Variation of Conditions 2 & 3 of Planning Permission 22/02718/FULL (Conversion of an agricultural building into a single dwellinghouse, demolition of existing storage building and erection of detached garage with associated hard and soft landscaping works) - Update approved plans and elevations to include air conditioning units and minor changes to fenestration, swap position of heat pump and electrical kiosk, repositioning of wood burning stove flues, division of west glazed screen to be in 3 rather than 2; change of roofing material due to manufacturer changing range.

**o. 23/02331/LBC Myrtle Cottage, 2 Romford Road**

Lowering of some sections on kitchen floor. Removal of concrete and replace with engineering solution to ensure walls do not kick out when concrete removed.

**9. OTHER APPLICATIONS.** To consider any other applications – for example Lawful Development and Trees in a Conservation Area applications.

**a. 23/01479/LAWPRO 26 Westway**

Lawful Development Certificate (Proposed) - replace existing roof covering; remove existing tile hanging and replace.

**b. 23/01926/TCA 35 Hastings Road**

Proposal: Tree in Conservation Area Notification - CONIFER - Reduce by 40%; COPPER BEECH - Crown reduction by 3m; OAK - Remove dead wood

**c. 23/02073/LAWPRO 32 Greenleas**

Lawful Development Certificate (Proposed) – single storey rear extension.

**d. 23/02422/TNOT56 Downingbury Farm, Maidstone Road**

Telecommunication Consultation: Removal of 3 no. existing antennas, and the addition of 6 no. antennas, 2 no. 300mm transmission dishes and ancillary development there to including 15 no. Remote Radio Units (RRU's), and 1 no. GPS module.

**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.
- a. **23/01867/ENVSCR**                      **Chalket Farm, Chalket Lane**  
 EIA Screening Opinion: Conversion of barn; addition of front and rear extensions; addition of balcony and dormers; erection of detached garage; alterations to retaining walls (amendments to 19/02737/FULL) (23/01770/FULL refers).                      NOT REQUIRED
- b. **23/01371/FULL**                      **6 Henwoods Crescent**  
 First floor side extension and rear dormer to existing dwelling                      GRANTED
- c. **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.                      GRANTED
- d. **23/00820/FULL**                      **Friars Hatch, Romford Road**  
 Single-storey garden room extension.                      GRANTED
- e. **23/01665/FULL**                      **7 The Paddock**  
 Proposed rear and side extension.                      GRANTED
- f. **23/01770/FULL**                      **Chalket Farm, Chalket Lane**  
 Conversion of barn; addition of front and rear extensions; addition of balcony and dormers; erection of detached garage; alterations to retaining walls (Amended scheme to 19/02737/FULL).                      GRANTED
- g. **23/01849/FULL**                      **55 Highfield Close**  
 Demolition of the existing conservatory and erection of a single storey rear extension.                      GRANTED
- h. **23/01668/FULL**                      **Plots 9 – 11, Land off Redwings Lane**  
 Change of use of land for private equestrian activities and siting of a lodge for office and site management activities.                      REFUSED
- i. **23/01618/FULL**                      **Hoppers Huts, Amhurst Hill Farm**  
 Conversion of disused hopper huts to a single residential dwelling with single storey rear extension, associated landscaping and creation of residential curtilage.                      GRANTED
13. **LATE PLANNING DECISIONS.** To receive decision notices received after the agenda was set and prior to the Committee meeting.

14. **BUDGET 2024/25.** To consider any budgetary requirements with regard to future projects.
15. **PLANNING APPLICATION DISTRIBUTION.** To confirm whether members wish to have applications allocated.
16. **HIGHWAYS IMPROVEMENT PLAN.** To consider adding double yellow lines on Henwood Green Road at the bottom of Canterbury Road.
17. **UPDATE ON ENFORCEMENT ISSUES.** To receive a verbal report.
18. **PAST HEAP FARM.** To note correspondence between solicitors and the Planning Inspectorate.
19. **BENCH MAP.** To consider suggestion of creating a bench map of the village.
20. **SPEEDING ALONG HIGH STREET.** To receive a verbal report and photographs of an accident which happened in mid-August. An update on the accident has been requested from the police.
21. **OLD COACH ROAD.** To receive emails and discuss any actions.
22. **RISKS.** To consider any new risks which may affect the Council and actions required.
23. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
24. **MEETING DATES.** Date of next meeting **16 October 2023** – 3.30pm. Parish meeting room.