



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 **16 October 2023** at 3.30pm.

H Munro

Helen Munro
Parish Clerk

Date of Issue: 10 October 2023

Members of the Public and Press are welcome to attend

A G E N D A

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 18 September 2023.
4. **CHAIRMAN'S ANNOUNCEMENTS.** To receive announcements.
5. **CLERK'S REPORT.** To receive report and update on previous actions.
6. **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.*
7. **PLANNING APPLICATIONS.** To consider a response to the following:
 - a. **23/02496/FULL** **Cottleston Farm, Kings Toll Road**
Change of use of redundant building to 1 No residential unit with parking.
 - b. **23/02624/LBC** **2 Hawkwell Cottages, Maidstone Road**
Listed Building Consent - Like for like replacement of lead flashing on both the principal and ancillary chimney stack, repoint the principal stack. Remove and replace roof tiles, battens, and roof build up. Remove lead covering valley gutters. Replace any damaged boards.
 - c. **23/02630/LBC** **2 Hawkwell Cottages, Maidstone Road**
Listed Building Consent - Remove small element of (damaged) C20th front wall.

- d. **23/02622/LBC** **2 Hawkwell Cottages, Maidstone Road**

Listed Building Consent - Like for like replacement of lead flashing on both the principal and ancillary chimney stack, repoint the principal stack. Remove and replace roof tiles, battens, and roof build up. Remove lead covering valley gutters. Replace any damaged boards.

- e. **23/02665/FULL** **OS Plot4494 Junction of Romford Road/Woodside Road**

Change of use of the land from agricultural to the keeping and grazing of horses. Erection of a stable building with associated roadstone track and turning area.

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

- a. **23/02584/SUB** **Owlsnest Wood, Pembury Road**

Partial submission of details in relation to Condition 10 (1) – (Preliminary risk assessment details); (2) – (Receptor risk details); (3) – (Remediation method statement details) of 19/01600/FULL.

- b. **23/02609/SUB** **9 Petersfield**

Submission of details in relation to Condition 2 – (Details of obscure window) of 23/01782/FULL.

- c. **23/02646/NMAMD** **2 Stone Court Lane**

Non-Material Amendment in relation to 23/00797/FULL - Addition of rooflights, windows to side elevation and material alterations with stone cladding.

- d. **23/02649/TCA** **Sunhill Place 40-44 High Street**

Tree in Conservation Area Notification - COPPER BEECH (T11) - Raise crown and remove approximately 40% of growth; WHITEBEAM (T13) - Raise crown; APPLE (T15) - Remove trees and undergrowth.

9. **LATE PLANNING APPLICATIONS.** To consider any applications received after the agenda was set and prior to the meeting.

10. **OTHER LATE APPLICATIONS.** To consider any other applications - for example Lawful Development applications received after the agenda was set and prior to the meeting.

11. **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.

- a. **23/01901/FULL** **72 Lower Green Road**

Replace all existing wooden windows with PVC windows. GRANTED

- b. **23/01782/FULL** **9 Petersfield**

(Retrospective) The erection of a single storey outdoor garden room with flat roof. GRANTED

- c. **23/02205/FULL** **56 Church Road**

Part two-storey, part single-storey rear extension and front entrance porch. Demolition of existing garage.

GRANTED

12. **LATE PLANNING DECISIONS.** To receive decision notices received after the agenda was set and prior to the Committee meeting.
13. **NEIGHBOURHOOD DEVELOPMENT PLAN (NDP).**
 - a. To note that the NDP was voted through at the referendum on 14 September 2023
 - b. To agree how the NDP is to be incorporated into planning responses. The Chair is to provide copies of relevant policies.
14. **HIGHWEALD CONSULTATION.** To receive consultation documents and agree a way forward.
15. **AUTOMATIC TRAFFIC SURVEY IN HENWOOD GREEN ROAD.** To note report from Kent Highway Services.
16. **PROPOSED MEETING WITH PE3 DEVELOPER.** To consider proposed meeting.
17. **HIGHWAYS IMPROVEMENT PLAN (HIP).** To consider if anything further should be added to the HIP.
18. **UPDATE ON ENFORCEMENT ISSUES.** To receive a verbal report.
19. **PAST HEAP FARM.** To receive an update.
20. **TREE PRESERVATION ORDERS (TPO).** To consider whether to go ahead with applying for TPOs on land south of Redwings Lane.
21. **FOOTPATHS ON LAND SOUTH OF REDWINGS LANE.** To note email received.
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 **20 November 2023** – 3.30pm. Parish meeting room.