

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **16 October 2023** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)

Cllr D Reilly (Vice Chair)

Cllr M Barrett

Cllr V Gautam

Apologies received:

Cllr J Webster

Officer Present:

Yvette Allen (Deputy Clerk)

- 23/222. **APOLOGIES FOR ABSENCE.** Apologies had been received from Cllr Webster. The reasons given were accepted.
- 23/223. **DECLARATIONS OF INTEREST.** There were none.
- 23/224. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **18 September 2023** be approved and were signed by the Chair as an accurate record.
- 23/225. **CHAIRMAN'S ANNOUNCEMENTS.** The Neighbourhood Development Plan (NDP) would be used when considering all planning applications.
- 23/226. **OPEN SESSION.** No one was present.
- 23/227. **CLERK'S REPORT.** The following report was noted:
- a. Bus shelter seating. These have now been installed.
 - b. Polley Close Bus shelter. Renovation work to this bus shelter has been reviewed and would have an impact on the vegetation on the dwelling behind.
 - c. 30mph banner. Another banner would be requested from Kent County Council (KCC).
- 23/228. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC):
- a. **23/02496/FULL** **Cottleston Farm, Kings Toll Road**

Change of use of redundant building to 1 No residential unit with parking.

No objection but have the following concerns:

- The list of ecological constraints and recommendations should form part of the conditions;
- Assurances should be given that a formal application is made to Southern Water for the connection to the public sewer;
- The conversion will look to achieve an acceptable SAP/EPC to reduce the carbon footprint and provide an acceptable energy efficiency target. This is in line with section A and B of Policy 4 "Energy, Efficiency and Design" in the NDP.

b. **23/02624/LBC** **2 Hawkwell Cottage, 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.

No objection provided all work is compliant with Listed Building regulations.

c. **23/02630/LBC** **2 Hawkwell Cottage, Maidstone Road**

Listed Building Consent - Remove small element of (damaged) C20th front wall.

No objection provided all work is compliant with Listed Building regulations.

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

Overlay some new risers and goings to the existing stair.

No objection provided all work is compliant with Listed Building regulations.

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.

Object for the following reasons:

- Concerns about a potential commercial use of the site with parking being an issue;
- Concerns about the impact of increased traffic – cars, lorries and deliveries on a dangerous junction
- Incomplete detail about sewerage and drainage infrastructure and water courses. There is insufficient information to demonstrate that the risk of contamination of ground water from the waste and contaminated run-off arising from this

development can be adequately managed. (Policy P10 of the NDP)

- Policy ED6 of the emerging Local Plan advises that the Council should only grant permission where the manager or owner of the animals on site makes adequate provision for security of the site.
- The site is a Dark Sky Zone and the application needs to demonstrate that, if external lighting is needed, the night sky will be protected from light pollution in accordance with NDP Policy 12.

23/229. **OTHER APPLICATIONS.** The following were noted:

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.

The Parish Council understands that it has not been asked to comment but would like to submit the following:

Object to raising of the crown and removal of approximately 40% of growth of the COPPER BEECH (T11). This ancient tree is in the Conservation Area and no reason has been given for the proposed work.

Object to raising the crown of the WHITEBEAM (T13) as there is a lack of detail and no reason given for the proposed work.

Object to the removal of the APPLE (T15). No reason has been given.

The arboricultural survey considered by TWBC Planning Committee in the original planning application did not mention these three trees.

23/230. **LATE PLANNING APPLICATIONS.** The following was considered and it was **RESOLVED** to submit the following response to TWBC:

a. **23/02760/TPO** **19 Ridgeway**

Trees: OAK (T1) - Reduce overall canopy by 5 metres.

Reason : Containment pruning of this large, spreading tree canopy encroaching on neighbouring properties.

Object due to a lack of detailed information and there is no report from the tree surgeon.

23/231. **OTHER LATE APPLICATIONS.** There were none.

23/232. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

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

23/233. **LATE PLANNING DECISIONS.** The following was noted:

a. **23/02462/FULL** **Sunhill Place, High Street**

Erection of external boundary wall. WITHDRAWN

A request to the case officer to ask the reason for the withdrawal to be made.

23/234. **NEIGHBOURHOOD DEVELOPMENT PLAN (NDP).**

- a. It was noted that the NDP was voted through at the referendum on 14 September 2023

- b. Reference to the NDP will be made when considering all planning applications. Each Committee member is to have a copy of the relevant policies.

23/235. **HIGH WEALD AONB MANAGEMENT PLAN CONSULTATION.** It was agreed not to respond to the consultation.

Advice would be sought from High Weald on the Redwings Lane proposals in particular as this site is in an Area of Outstanding Natural Beauty.

23/236. **AUTOMATIC TRAFFIC SURVEY IN HENWOOD GREEN ROAD.** A survey had been carried out in the middle of September and it was noted that the data indicated an issue with speeding in Henwood Green Road. The Parish Council would liaise with Kent Highway Services and seek a solution.

It was proposed that the data is published on the Parish Council website.

Cllr Gautam left the meeting at 4.40pm.

23/237. **PROPOSED MEETING WITH PE3 DEVELOPER.** It was noted that a meeting had been arranged for the middle of November.

23/238. **HIGHWAYS IMPROVEMENT PLAN (HIP).** There was nothing to add.

23/239. **UPDATE ON ENFORCEMENT ISSUES.** Further information was awaited from TWBC.

23/240. **PAST HEAP FARM.**

- a. Enforcement notices had been issued and further action was awaited from the Planning Inspectorate.
- b. It was noted that some Parish Council owned trees and shrubs had been bulldozed along the Old Coach Road. Action was needed and various options were discussed. It was recommended that an item is put on the next Full Council agenda.

23/241. **TREE PRESERVATION ORDERS (TPOs).** It was **RESOLVED** that TPOs are applied for on trees and hedgerows at land at Redwings Lane. Advice from the tree officer at TWBC was awaited.

23/242. **FOOTPATHS ON LAND SOUTH OF REDWINGS LANE.** An email about Public Rights of Way on this land was noted.

23/243. **RISKS.** There were none.

23/244. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

23/245. **FUTURE MEETINGS – Monday 20 November 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.20pm.

Signed: _____ Date: _____
Chair