

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **20 November 2023** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)

Cllr D Reilly (Vice Chair)

Cllr M Barrett

Cllr J Webster

Apologies received:

Cllr V Gautam

Officer Present:

Yvette Allen (Deputy Clerk)

23/285. **APOLOGIES FOR ABSENCE.** Apologies had been received from Cllr Gautam. The reason given was accepted.

23/286. **DECLARATIONS OF INTEREST.** There were none.

23/287. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **16 October 2023** be approved and were signed by the Chair as an accurate record.

23/288. **CHAIRMAN'S ANNOUNCEMENTS.**

- The Chair encouraged Councillors to join the Kent Wildlife Trust's scheme 'Help a Hedgehog'.
- Issues surrounding the 'caravan' which was lifted into a back garden in Lower Green Road (planning application 22/03534/LAWPRO) are still ongoing with some local residents.
- No-one was able to attend the KALC Planning seminar.

23/289. **OPEN SESSION.** No one was present.

23/290. **CLERK'S REPORT.** The following report was noted:

- a. Tree Preservation Orders at Redwings – A response from the Tunbridge Wells Borough Council's (TWBC) tree officer is awaited.
- b. Enforcement at Redwings Lane – Contact has been made with TWBC and a response is awaited.
- c. Speeding in Henwood Green Road – Another 30mph banner is awaited from Kent Highway Services.

23/291. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC):

a. **23/02835/FULL** **13 Knights Ridge**

Proposed front extension; loft conversion; internal alterations and addition of rear dormer.

No objection

b. **23/02809/FULL** **Tunbridge Wells Hospital**

Installation of external plant including enclosure and associated infrastructure in connection with an MRI diagnostics suite at Tunbridge Wells Hospital.

No objection

c. **23/02926/TPO** **7 Knights Close**

Trees: LIME – removal of epicormic growth below 7ft annually for a period of 10 years.

No objection

d. **23/02941/TPO** **6 Maidstone Road**

Trees: OAK (T1) reduce lateral branches overhanging Maidstone Road by 1.5-2.5m.

No objection

23/292. **OTHER APPLICATIONS.** There were none.

23/293. **LATE PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to TWBC:

a. **23/03016/FULL** **64 Henwood Green Road**

Erection of single-storey extension; roof alterations; fenestration and cladding alterations and insertion of dormers to existing dwelling; replacement of garage with car barn; erection of dwellinghouse with associated car barn and landscaping.

No objection subject to Policy P4 – Energy Efficiency and Design in the Neighbourhood Development Plan (NDP) being adhered to.

b. **23/03079/FULL** **55 Batchelors**

Erection of single-storey outbuilding to provide office space.

In line with Policy P7 of the Pembury Neighbourhood Development Plan - 'support flexible workspaces and opportunities for home working' - the

Parish Council has no objection to this application subject to there being no restrictive covenants preventing the use of the land for the purpose requested.

c. **23/03065/FULL** **Nursery Cottage, Stone Court Lane**

Demolition of existing dwelling and detached garage, erection of replacement dwelling and garage with landscaping works.

It was **RESOLVED** to ask TWBC for an extension of time for comments on this application.

23/294. **OTHER LATE APPLICATIONS.** There were none.

23/295. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

a. **23/02320/FULL** **Spring Grove Farm**

Variation of conditions 2 and 3 of planning permission 22/02718/FULL (Conversion of an agricultural building into a single dwelling house; 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. **GRANTED**

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

Temporary change of use of part of outbuilding to Class E (g) camera repair business; regularisation of new window and door. **GRANTED**

c. **23/02462/FULL** **Sunhill Place**

Erection of external boundary wall. **WITHDRAWN**

d. **23/02126/FULL** **10 Belfield**

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

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

Change of use of land from agricultural to provide a Gypsy and Traveller pitch (retrospective). REFUSED

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

Change of use of land from agricultural to provide a Gypsy and Traveller pitch (retrospective). REFUSED

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

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

h. **23/02336/TPO** **Tesco, Pembury Road**

Trees: MIXED (G1) – All trees along rear of store to be pruned to leave at least 1.5m clearance; SYCAMORE – Remove. GRANTED

23/296. **LATE PLANNING DECISIONS.** The following was noted:

a. **23/02496/FULL** **Cottleston Farm, Kings Toll Road**

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

23/297. **KENT CYCLING AND WALKING INFRASTRUCTURE PLAN.** The consultation sent to a resident who had been a member of the NDP Working Group and a question would be raised about bridleways.

23/298. **MEETING WITH PE3 DEVELOPER.**

- a. It was noted that a positive meeting had been held.
- b. A protocol for future meetings would be worked on and advice sought from the Kent Association of Local Councils if appropriate.

23/299. **HIGHWAYS IMPROVEMENT PLAN (HIP).** Nothing further is to be added.

23/300. **UPDATE ON ENFORCEMENT ISSUES.** As no further updates had been given by TWBC, it would be recommended to Full Council that a formal complaint be made to the Chief Executive Officer querying the lack of information on enforcement action at various sites in Pembury.

23/301. **RISKS.** There were none.

23/302. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

23/303. **FUTURE MEETINGS – Monday 18 December 2023** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.04pm.

Signed: _____ Date: _____
Chair