

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE**
held at the Parish Council office on Monday **18 September 2023** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)
Cllr M Barrett

Cllr D Reilly

Apologies received:

Cllr V Gautam

Cllr J Webster

Officer Present:

Yvette Allen (Deputy Clerk)

Others present:

Peter Hockney, Development Manager, Tunbridge Wells Borough Council (TWBC)
County/Borough Cllr P Barrington King
Borough Cllr D Hayward
Borough Cllr P Roberts
One member of the public

23/162. **APOLOGIES FOR ABSENCE.** Apologies had been received from Cllrs Gautam and Webster. The reasons given were accepted.

23/163. **DECLARATIONS OF INTEREST.** Cllr Reilly declared he had been lobbied about planning application 23/02212/FULL He had previously spoken to the applicant.

23/164. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **19 June 2023** be approved and were signed by the Chair as an accurate record. It was noted that the meeting in July had been inquorate and there were no formal minutes.

It was **RESOLVED** to bring forward item 7 – Open Session.

23/165. **OPEN SESSION.** A resident raised concerns about planning application 23/02212/FULL as she is a neighbour.

The resident left at 3.49pm.

The Chair welcomed Mr Hockney, and it was **RESOLVED** to bring forward items 8j, 8k, 8l and 8m.

23/166. **PLANNING APPLICATIONS.** The following applications were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC).

a. **23/02397/FULL**

Land South of Redwings Lane

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

STRONGLY OBJECT for the following reasons:

- It is Grade 2 land and therefore should remain as agricultural
- It is in an Area of Outstanding Natural Beauty (AONB)
- It is in the Metropolitan Green Belt (MGB)
- The land is next to an Aquifer
- It is in a 'dark skies' area
- Concerns about security and supervision of animals overnight

If TWBC are minded to approve the application, the Parish Council will be requesting that it is 'called in'.

b. 23/02396/FULL Land South of Redwings Lane

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

STRONGLY OBJECT for the following reasons:

- It is Grade 2 land and therefore should remain as agricultural
- It is in an Area of Outstanding Natural Beauty (AONB)
- It is in the Metropolitan Green Belt (MGB)
- The land is next to an Aquifer
- It is in a 'dark skies' area
- Concerns about security and supervision of animals overnight

If TWBC are minded to approve the application, the Parish Council will be requesting that it is 'called in'.

c. 23/02302/FULL The Ranch UK, Redwings Lane

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

STRONGLY OBJECT for the following reasons:

- It is Grade 2 land and therefore should remain as agricultural
- It is in an Area of Outstanding Natural Beauty (AONB)
- It is in the Metropolitan Green Belt (MGB)
- The land is next to an Aquifer
- It is in a 'dark skies' area

If TWBC are minded to approve the application, the Parish Council will be requesting that it is 'called in'.

d. 23/02303/FULL The Ranch UK, Redwings Lane

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

STRONGLY OBJECT for the following reasons:

- It is Grade 2 land and therefore should remain as agricultural
- It is in an Area of Outstanding Natural Beauty (AONB)
- It is in the Metropolitan Green Belt (MGB)
- The land is next to an Aquifer
- It is in a 'dark skies' area

If TWBC are minded to approve the application, the Parish Council will be requesting that it is 'called in'.

Mr Hockney, County/Borough Cllr Barrington King, Borough Cllr D Hayward and Borough Cllr P Roberts left the meeting at 4.40pm.

23/167. **ENFORCEMENT ISSUES.** Mr Hockney gave a brief update.

23/168. **COMMENTS SUBMITTED TO TWBC.** The following comments submitted to TWBC under the delegated powers of the Clerk were noted:

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 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 was suggested – 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 Area of Outstanding Natural Beauty 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.

23/169. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.

23/170. **CLERK'S REPORT.** The following report was noted:

- a. Bus shelter seating. These have now been received and the contractor will be contacted about the installation.

- 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). This is being chased.

23/171. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to TWBC:

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

Demolition of existing bungalow, replacement dwelling and associated landscaping.

Support

b. **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.

OBJECT for the following reasons:

- Some of the detail given is not clear and is misleading;
- This is a change of use from residential to commercial;
- An employee will be travelling to the site;
- There are no details on what happens to waste water;
- The window (which was not on the original application) could cause light pollution for the neighbouring property;
- Uncertainty about the three allocated car parking spaces;
- There is no restriction on the hours that the building can be used for;
- Unsure why the word 'temporary' is used in the proposal;
- There will be more car movements with deliveries

c. **23/07901/FULL** **72 Lower Green Road**

Replace all existing wooden windows with PVC windows.

No objection

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

Listed Building Consent – Paint ceiling and wall beams.

No objection

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

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

No objection

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

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

The Parish Council has concerns that this proposal will alter the whole character of the cul-de-sac.

g. **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.

No objection to the application provided that any work is compliant with its Listed Building status.

h. **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.

No objection

i. **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.

No objection to the application provided that any work is compliant with its LBC status.

23/172. **OTHER APPLICATIONS.** The following were noted:

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

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

b. **23/01923/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.

23/173. **LATE PLANNING APPLICATIONS.** The following was considered and it was **RESOLVED** to submit the following response to TWBC:

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

Erection of external boundary wall.

OBJECT due to the removal of trees/vegetation. The appearance is very stark without any landscaping.

23/174. **OTHER LATE APPLICATIONS.** There were none.

23/175. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

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

First floor side extension and rear dormer to existing dwelling.	GRANTED
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- 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

23/176. **LATE PLANNING DECISIONS.** The following were noted:

- a. **23/01688/FULL** **29 Romford Road**
- Demolition of existing bungalow, replacement dwelling and associated landscaping. GRANTED

- 23/177. **BUDGET 2024/2025.** Consideration to be given to upgrading the bus shelter near Polley Close. Quotes to be sought.
- 23/178. **PLANNING APPLICATION DISTRIBUTION.** It was **RESOLVED** that the Deputy Clerk send round planning applications by email when they are received. The Chair to allocate to individual councillors if necessary. This method of sharing planning applications to be reviewed regularly.
- 23/179. **HIGHWAYS IMPROVEMENT PLAN (HIP).** It was **RESOLVED** to add 'double yellow lines on Henwood Green Road at the bottom of Canterbury Road' to the HIP. Kent County Council would be asked about the process and cost.
- 23/180. **PAST HEAP FARM.** Enforcement notices had been issued and further action was awaited from the Planning Inspectorate.
- 23/181. **BENCH MAP.** It was agreed to consider creating a bench map of the village. A local resident (who had been involved with other village projects) would be approached to help with this.
- 23/182. **SPEEDING ALONG THE HIGH STREET.** A verbal report was given. An update from the police was awaited. This would be added to the HIP.
- 23/183. **OLD COACH ROAD.** This item was deferred until a future meeting.
- 23/184. **RISKS.** There were none.
- 23/185. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 23/186. **FUTURE MEETINGS** – at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.25pm.

Signed: _____ Date: _____
Chair