

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



**Councillors Present:**

Cllr G Hall (Chair)

Cllr M Barrett

Cllr D Reilly (Vice Chair)

**Apologies received:**

Cllr V Gautam

Cllr J Webster

**Officer Present:**

Helen Munro (Clerk)

Yvette Allen (Deputy Clerk)

- 23/323. **APOLOGIES FOR ABSENCE.** Apologies had been received from Cllrs Gautam and Webster. The reasons given were accepted.
- 23/324. **DECLARATIONS OF INTEREST.** Cllrs Barrett and Reilly declared that they had been lobbied about planning application 23/03065/FULL. A neighbour had spoken at the Open Session at the previous Full Council meeting.
- 23/325. It was **RESOLVED** to bring forward agenda items 14, 15 and 17 (reference 23/326 to 23/328).
- 23/326. **SECTION 106.** As the PE3 proposal at the eastern end of the village is likely to be the first application submitted, consideration needs to be given to appropriate projects relevant to this location for Section 106 funding requests. Reference would be made to the Pembury policy in the draft Local Plan for major projects.
- 23/327. **VILLAGE GATEWAY.** Consideration about a replacement gateway would be deferred until the next meeting as Cllr Barrett had offered to inspect it with a view to repairing and repainting the existing one. It was agreed that the existing one was a good height and anything smaller would not have the same impact. Cllr Barrington-King to be kept informed.
- 23/328. **UPDATE ON ENFORCEMENT ISSUES.** It had been resolved at the last Full Council meeting that a letter of complaint would be sent to the CEO of Tunbridge Wells Borough Council's (TWBC) about the delay in enforcement in Pembury. The details were considered, and the Clerk would write the letter based on the discussion.
- The Clerk left the meeting at 4.10pm.*
- 23/329. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **20 November 2023** be approved and were signed by the Chair as an accurate record.

23/330. **CHAIRMAN'S ANNOUNCEMENTS.**

- The Chair thanked the Clerk and Deputy Clerk for the amount of work carried out on planning matters – it was much appreciated.

23/331. **OPEN SESSION.** No one was present.

23/332. **CLERK'S REPORT.** The following report was noted:

- a. Tree Preservation Orders at Redwings – A response from the TWBC tree officer had been circulated.
- b. Speeding in Henwood Green Road – Another 30mph banner is awaited from Kent Highway Services.

23/333. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to TWBC:

a. **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 to the above-referenced application. All previous comments are still applicable regardless of the agent's response.

b. **23/03185/FULL** **Friars Hatch, Romford Road**

Erection of two-storey extension to rear elevation (amendment of approved application 23/00820/FULL).

No objection.

c. **23/03195/LBC** **2 Hawkwell Cottages, Maidstone Road**

Provision of new rooflight in rear roof slope.

No objection.

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

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

Strongly Object. The Parish Council deems the proposal as inappropriate development in the Metropolitan Green Belt (MGB). The second floor is a disproportionate addition over and above the size and footprint of the existing building. There are no Very Special

Circumstances that, considered cumulatively, outweigh the harm to the MGB. This is supported by the Draft Local Plan assessment of the Stone Court Farm site. In the 'Site Assessment Sheets for Pembury Parish, SHELAA dated January 2021', TWBC concluded the site was unsuitable as a potential allocation confirming "There are Green Belt concerns associated with the release of this site which would result in high harm".

The Parish Council also has the following concerns:

- South East Water has expressed some concern about drainage. There is no clear reference to a sustainable drainage system – (SUD) or surface water drainage.
- The proposed positioning of the dwelling has been moved from the original site and the footprint is now closer to houses in Herons Way;
- The Air Source heat pump is very close to houses in Herons Way which could present a noise issue;
- Trees - T3 – Cypress; T4 – Norway spruce; T5 – Cypress; G6 – Sycamore would require removal to allow for the proposed replacement dwelling which the Parish Council strongly objects to;
- No reference is made to any policies in the Neighbourhood Development Plan;
- The Parish Council refutes the statement that solar panels only work when the sun is out – panels need light NOT constant direct sunlight.

e. **23/03238/FULL**                      **The Corner House, 1f Beagleswood Road**

Single-storey side extension to existing dwelling.

No objection.

23/334.        **OTHER APPLICATIONS.** There were none.

23/335.        **LATE PLANNING APPLICATIONS.** There were none.

23/336.        **OTHER LATE APPLICATIONS.** The following response will be submitted to TWBC.

a. **23/03001/TCA**                      **Amberleaze, 2 Lower Green Road**

Trees in a Conservation Area Notification – Horse Chestnut (T3) – Fell; Lawson Cypress (T2) – Fell.

The Parish Council understands that it is not being consulted on this application but wishes to strongly object as these trees are in the Conservation Area. The photo plan shows insufficient detail. There are

no reasons given why these trees should be felled and no report from a tree surgeon.

23/337. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

- a. **23/02630/LBC** **2 Hawkwell Cottages, Maidstone Road**  
Listed Building Consent – Remove small element of (damaged) C20th front wall. GRANTED
- b. **23/02622/LBC** **2 Hawkwell Cottages, Maidstone Road**  
Listed Building Consent – Overlay some new risers and goings to the existing stair. GRANTED
- c. **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. GRANTED
- d. **23/02835/FULL** **13 Knights Ridge**  
Proposed front extension; loft conversion; internal alterations and addition of rear dormer. GRANTED

23/338. **LATE PLANNING DECISIONS.** The following was noted:

- a. **23/02809/FULL** **Pembury Hospital, Tonbridge Road**  
Installation of external plant including enclosure and associated infrastructure in connection with an MRI diagnostics suite at Tunbridge Wells Hospital. GRANTED

23/339. **MEETINGS WITH DEVELOPERS.** It was **RESOLVED** to recommend the following points to Full Council:

- These meetings are for fact finding and discussion but NO agreement;
- Any conflict of interest must be declared – err on the side of caution;
- Meetings to be open to all members of the Parish Council and one officer;
- Individual councillors must NOT meet with a developer by themselves;
- Minutes are to be taken and published at the earliest opportunity, so that transparency is evident. Published minutes will not contain any commercially sensitive information;

- A recommendation will be made to the developer that a public presentation is held as early as possible.

23/340. **SECTION 106.** Councillors were asked to bring ideas of large-scale projects to the next meeting on 22 January 2024. A priority list would be compiled and recommended to Full Council.

Information is being sought about the process for applying for Section 106 funding.

23/341. **HIGHWAYS IMPROVEMENT PLAN (HIP).** There was nothing further to add but it was **RESOLVED** to make one amendment - double yellow lines at the top of Church Road would be included under 'medium' projects.

23/342. **RISKS.** There were none.

23/343. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

23/344. **FUTURE MEETINGS – Monday 22 January 2024** at 3.30pm at the Parish meeting room.

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair