



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 **22 January 2024** at 3.30pm.

#Munro

Helen Munro

Parish Clerk

Date of Issue: 16 January 2024

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 December 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. **23/03288/FULL** **5 Ridgeway**
Demolition of garage, construction of new side extension to house new accessible facilities.
 - b. **23/03429/LAWPRO** **12 Lower Green Road**
Lawful Development Certificate (Proposed) - Stationing of mobile home ancillary to dwelling.
 - c. **23/03476/SUB** **Amhurst Hill Farm, Amhurst Bank Road**

Submission of Details in relation to Condition 3 - (External Materials, Joinery Details, Hard Standing/Boundary Features); Condition 5 - (Parking Areas); Condition 7 - (Hard & Soft Landscaping); Condition 9 - (Biodiversity Enhancement Scheme); Condition 10 - (External Lighting Details); Condition 11 - (Foundations Details) of 22/00977/FULL.

d. **23/03491/FULL** **The Frith, 39 Lower Green Road**

Demolition of dwelling and structures for residential redevelopment comprising 4 no. 2-bed bungalows and 5 no. 4-bed dwellings, with associated access and parking.

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

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. **23/02665/FULL** **OS Plot 4494 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. GRANTED

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

TREES: OAK (T1) - Reduce lateral branches overhanging Maidstone Road by 1.5-2.5 metres. GRANTED

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

TREES: LIME - Removal of epicormic growth below 7 feet annually for a period of 10 years. GRANTED

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

Erection of single storey outbuilding to provide office space. GRANTED

e. **23/3065/FULL** **Nursery Cottage, Stone Court Lane**

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

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

Tree in Conservation Area Notification - HORSE CHESTNUT (T3) - WITHDRAWN
Fell; LAWSON CYPRESS (T2) – Fell

12. **LATE PLANNING DECISIONS.** To receive decision notices received after the agenda was set and prior to the Committee meeting.
13. **LOCAL PLAN**
 - a. Consultation 15 January 2024 to 26 February 2024. To consider response and any actions.
 - b. Approach from developer of PE2. To note that a meeting is to be arranged.
14. **SECTION 106.** To consider projects to be proposed for future section 106 requests.
15. **PLANNING APPLICATION 22/03534/LAWPRO** – To consider email correspondence.
16. **PEMBURY SCHOOL ROAD SAFETY** – To receive email from Kent Highways and agree any action. Any work would be carried out under their 'Small Works Budget'.
17. **VILLAGE GATEWAY.** To consider replacement Gateway and funding.
18. **UPDATE ON ENFORCEMENT ISSUES.** To receive update.
19. **RISKS.** To consider any new risks which may affect the Council and actions required.
20. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
21. **MEETING DATES.** Date of next meeting **19 February 2024** – 3.30pm. Parish meeting room.